

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Washington	
COUNTY: King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:

Pike Place Public Market

AND/OR HISTORIC:

Pike Place Market

2. LOCATION

STREET AND NUMBER:

First Avenue - Western Avenue - Union Street - Virginia Street (see map)

CITY OR TOWN:

Seattle, Washington

STATE:

Washington

CODE:

COUNTY:

King

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/>	Public <input type="checkbox"/>	Public Acquisition: <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/>	In Process <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/>	Being Considered <input checked="" type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)				
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Communications <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>	see description item #1
Educational <input checked="" type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY

OWNER'S NAME:

Numerous Owners

STREET AND NUMBER:

See Boundary Map

CITY OR TOWN:

Seattle

STATE:

Washington

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:

King County Auditor's Office

STREET AND NUMBER:

County Courthouse

CITY OR TOWN:

Seattle, 98104

STATE:

Washington

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 17 acres

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:

Municipal Arts Commission List of Historic Buildings - see map

DATE OF SURVEY:

1966

Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

Municipal Arts Commission

STREET AND NUMBER:

Seattle Municipal Building

CITY OR TOWN:

Seattle, 98104

STATE:

Washington

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Steinbrueck, Victor, Market Sketchbook. U. of W. Press, Seattle, 1958.
 Toboy, Mark, World of A Market. Seattle, U. of W. Press, 1956.
 Geo, Nancy, Reflections in Pike Place Markets. Seattle, Superior Pub. Co., 1968.
 Steinbrueck, Victor, Seattle Cityscape. Seattle, U. of W. Press, 1962.
 misc. Seattle newspaper and magazine articles and stories, 1960's.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	N47° 36' 39"	W122° 20' 34"		° ' "	° ' "	
NE	N47° 36' 43"	W122° 20' 24"		° ' "	° ' "	
SE	N47° 36' 30"	W122° 20' 14"		° ' "	° ' "	
SW	N47° 36' 26"	W122° 20' 24"		° ' "	° ' "	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 Victor Steinbrueck, A. I. A.

ORGANIZATION: Seattle Chapter, American Institute of Architects DATE: July, 1969

STREET AND NUMBER:
311 1/2 Occidental South

CITY OR TOWN: Seattle, 98104 STATE: Washington CODE: _____

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

 Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

 Keeper of The National Register

Date _____

S E E I N S T R U C T I O N S

- Steinbrueck, Victor, Market Sketchbook. U. of W. Press, Seattle, 1958.
 Tobey, Mark, World of A Market. Seattle, U. of W. Press, 1956.
 Goo, Nancy, Reflections in Pike Place Markets. Seattle, Superior Pub. Co., 1958.
 Steinbrueck, Victor, Seattle Cityscape. Seattle, U. of W. Press, 1952.
 misc. Seattle newspaper and magazine articles and stories, 1960's.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE	LATITUDE		LONGITUDE
	Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees	Minutes	Seconds
NW	N47° 36' 39"	W122° 20' 34"			
NE	N47° 36' 43"	W122° 20' 24"			
SE	N47° 36' 30"	W122° 20' 14"			
SW	N47° 36' 26"	W122° 20' 24"			

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
 Victor Steinbrueck, A. I. A.

ORGANIZATION: Seattle Chapter, American Institute of Architects DATE: July, 1959

STREET AND NUMBER:
311 1/2 Occidental South

CITY OR TOWN: Seattle, 98104 STATE: Washington CODE: _____

12. STATE LIAISON OFFICER CERTIFICATION

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As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

I hereby certify that this property is included in the National Register.

 Chief, Office of Archeology and Historic Preservation

Name _____

Date _____

Title _____

ATTEST:

 Keeper of The National Register

Date _____

SERIALS ACQUISITION

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

Washington	
COUNTY	
King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market			
AND/OR HISTORIC: Pike Place Market			
2. LOCATION			
STREET AND NUMBER:			
First Avenue - Western Avenue - Union Street - Virginia Street (see map)			
CITY OR TOWN:			
Seattle			
STATE:	CODE	COUNTY:	CODE
Washington		King	
3. MAP REFERENCE			
SOURCE:			
USGS 7.5 Seattle South quadrangle			
SCALE: 1:24000			
DATE: 1949			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

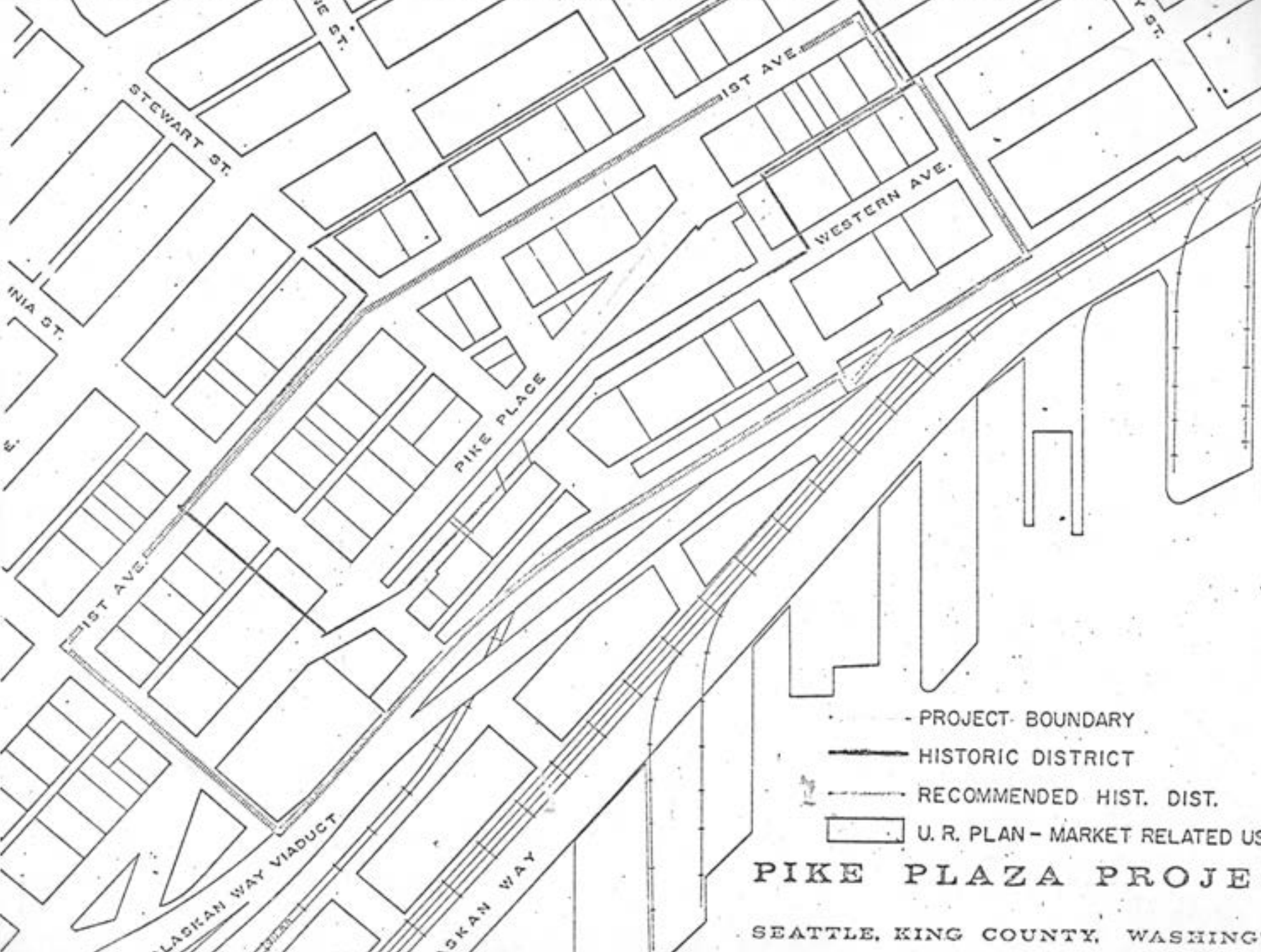
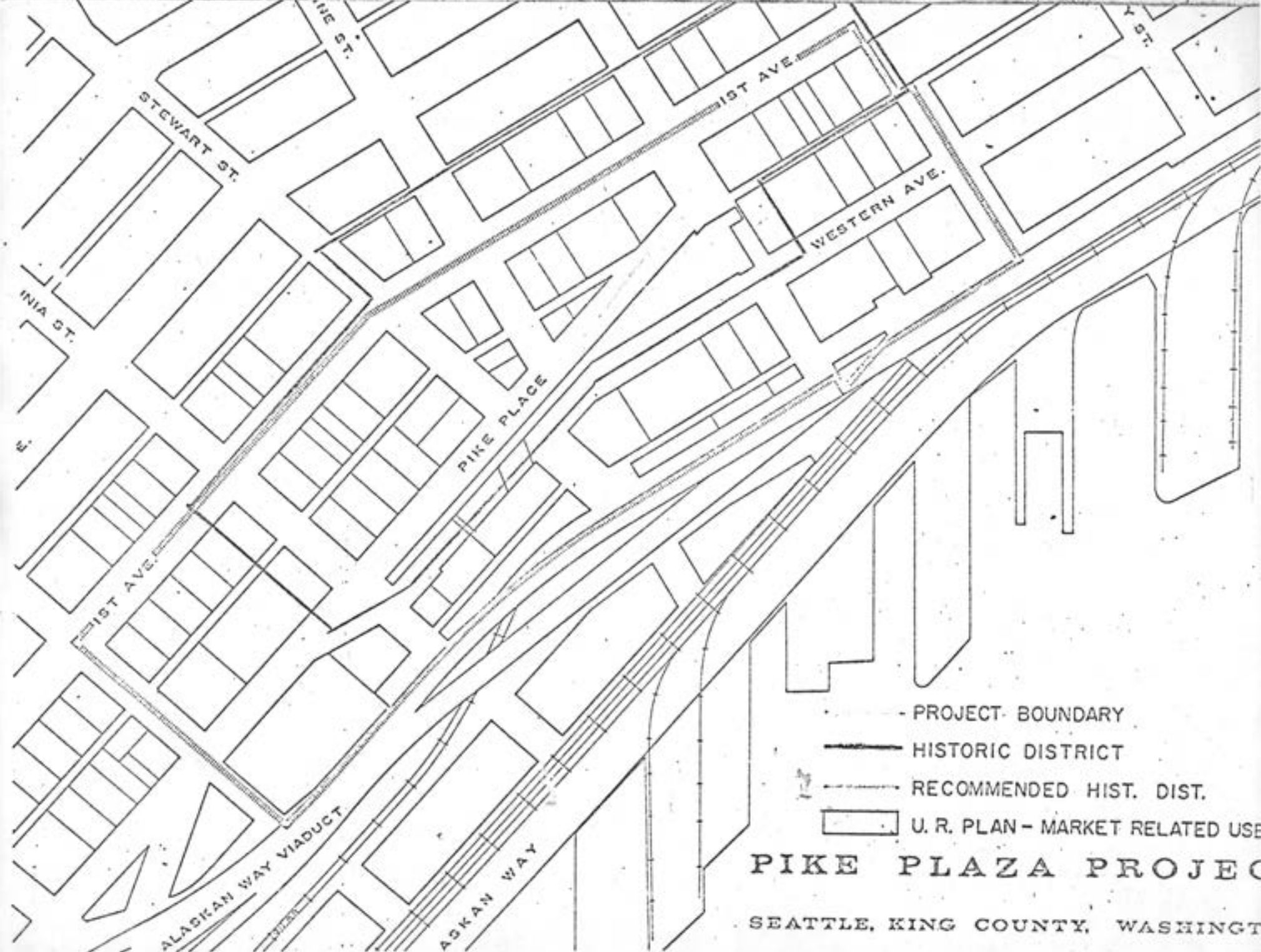
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Washington	
COUNTY	
King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market			
AND/OR HISTORIC: Pike Place Market			
2. LOCATION			
STREET AND NUMBER:			
First Avenue, Western Avenue, Union Street, Virginia Street (see map)			
CITY OR TOWN:			
Seattle			
STATE:	CODE	COUNTY:	CODE
Washington		King	
3. PHOTO REFERENCE			
PHOTO CREDIT: Friends of the Market			
DATE OF PHOTO: each dated			
NEGATIVE FILED AT: Victor Steinbrueck, 311 1/2 Occidental South, Seattle			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
Each photo marked: views north, south, east. Interior views.			
Book on Market enclosed.			



- - - - - PROJECT BOUNDARY
- HISTORIC DISTRICT
- · - · - · - RECOMMENDED HIST. DIST.
- U. R. PLAN - MARKET RELATED USE

PIKE PLAZA PROJECT
 SEATTLE, KING COUNTY, WASHINGTON

SENT TO WASH DC
1/28/80

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Washington	
COUNTY: King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:
Pike Place Public Market

AND/OR HISTORIC:
Pike Place Market

2. LOCATION

STREET AND NUMBER:
First Avenue - Western Avenue - Union Street - Virginia Street (see map)

CITY OR TOWN:
Seattle, Washington

STATE: Washington CODE: 53 COUNTY: King CODE: 33

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building <input type="checkbox"/>	Public <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes:
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input checked="" type="checkbox"/>
PRESENT USE (Check One or More as Appropriate)			
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input type="checkbox"/> see description
Educational <input checked="" type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>	item #7
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>	

4. OWNER OF PROPERTY

OWNER'S NAME:
Numerous Owners

STREET AND NUMBER:
See Boundary Map

CITY OR TOWN:
Seattle

STATE: Washington CODE: 53 COUNTY: King

5. LOCATION OF LEGAL DESCRIPTION

COURT/JUDICIAL REGISTRY OF PLACES, ETC.
King County Auditor's Office

STREET AND NUMBER:
County Courthouse

CITY OR TOWN:
Seattle, 98104

STATE: Washington CODE: 53 COUNTY: King

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: ~~xxxxxxx~~ 2.5 acres

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Municipal Arts Commission List of Historic Buildings - see map

DATE OF SURVEY: 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Municipal Arts Commission

STREET AND NUMBER:
Seattle Municipal Building

CITY OR TOWN:
Seattle, 98104

STATE: Washington CODE: 53 COUNTY: King

STATE: Washington
COUNTY: King

7. DESCRIPTION

CONDITION	(Check One)				Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>		
INTEGRITY	(Check One)			(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

In the beginning, the market was a series of farmers' wagons drawn up along a road on the side of the hill: Pike Place. In 1907, the farmers were licensed to sell their own local produce and a building was built. Soon open stalls were built with grocery stores and related commercial outlets. Some larger and more substantially heavy timber and masonry buildings gradually located in relation to the former-vendor operation, across the street and on First Avenue. By about 1914, the market had expanded to include several blocks from Union Street to Stewart or Virginia and from First to Western Avenue, with some structures rambling down the hill. During World War I the main market buildings were rebuilt, others reinforced, and walkways firmed up with heavy timber, brick, and concrete. Many new enterprises began in the area, some later of national importance and scope. During the 1920's the market had possibly 2/3 market businesses, and also a local post office and library. Some 400 - 500 farmers sold there. All streetcars had transfer points near the market. In 1926 and 1927, extensive remodeling and upgrading of the main core market buildings took place with Andrew Willatson, A.I.A. (a former Frank Lloyd Wright draftsman) as the architect. The market area suffered during the Depression, and changed in character toward serving a low income clientele. Low maintenance accompanied this change. Many businesses failed and the market shrank to approximately its present size. Within the market district presently are eight thrift shops, farmers' stalls which are filled in the summertime, small vendors' stands, and a host of small shops. There are quite a few hotels, some poor, but many providing good, clean accommodations. The main market core is an L-shaped arcade with open shops and stalls on both sides. There is a lower floor labyrinth. Across Pike Place are open-front shops, and along First Avenue are a variety of related businesses which are part of the life of the market: barber shops, furniture stores, hotels, and taverns. Many buildings are not well maintained although structurally safe and sound. Structural deterioration has not proceeded to the extent that building code of health codes are violated.

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SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1907 to present

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal Education Political Urban Planning Prehistoric Engineering Religion/Philosophy Other (Specify) Historic Industry Science

Architecture

Agriculture Invention Sculpture Art Landscape Social/Humanities Commerce Architecture History Communications Literature Theater Conservation Military Transportation Music

STATEMENT OF SIGNIFICANCE (Include Paragraphs, Dates, Events, Etc.)

The Pike Place Public Market district is of particular significance in several ways. It is a unique living heritage out of the city's past as a food market begun by farmers in 1907 operated continuously since that time. It is also of special cultural significance as a low cost market place and because of the sociological mixture of all peoples frequenting the market as shoppers, tourists, merchants and simply persons enjoying the market activity. Many ethnic and racial groups are represented without apparent conflict in the long honored tradition of the place.

It includes the American tradition of the small independent businessman operating with enterprise and with service and with personal involvement. There are approximately 180-200 businesses in the district - many of long duration.

It is a source of education in several ways. Tours are conducted for children and visitors. Art classes use it as a resource - and a source of inspiration and study. In a larger sense it provides a rich educational experience of people and processes. It is the human environment and the reflection of daily experiences and possibilities for these experiences that is necessary and most important. The process of food preparation and of availability of local produce sold by the farmers who grow it provides an educational experience not to be found elsewhere.

The district and particularly the market core buildings are rich in the essence of architecture. Architecture as space with people which is constantly modified by the varied colorful displays of food and objects accented by sounds and smells, is architecture that is unique. The market district has many interesting panoramas and views created by the hill side topography and the proximity to both Elliott Bay and the central business district. The Market core buildings are a most intriguing series of passageways and openings with varied spaces, shops stalls, ramps, stairways and openings which could hardly be designed but had to grow with the market. The materials are common and ordinary but the spaces, lighting and character are rich and unique in variety. Actually, they form an interesting prototype for other structures.

The Pike Place Public Market district is a rich resource for social, economic, esthetic and architectural study and has been used as such by many students and researchers from many educational institutions including Seattle Public Schools and the University of Washington.

(continued)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

COUNTY	
King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

"The Pike Place Market of Seattle is a particularly unique, colorful and justly famous sight that appeals to all of the senses. It is an unusual attraction of civic value to be cherished and guarded, as well as one of the most interesting and richly picturesque shopping places in the country, and it is always worth a visit. Its charm and appeal are undeniable although difficult to identify. People of all sorts, sizes, shapes, and complexions are part of the ever changing pageant of this place both as shoppers and as merchants. Some of the nationalities that are united to form the market complex are represented in such places as a Turkish restaurant, Filipino souvenir shop, Italian grocery, Greek restaurant and beer parlor, and Japanese florist. The produce of the countryside is aggressively offered by the farmers themselves, who are mainly Japanese, Filipino, and Italian, still retaining their characteristic accents, and a number of excellent fish markets present an array of fresh sea foods. The various shops and services offer individual attention and at least the suggestion that every purchase is a bargain." from "Seattle Cityscape"

"The market offers an urban educational experience in the broadest sense by enabling people, and especially children, to see facets of humanity, activity, and aspects of the city not easily accessible elsewhere. Because there is no better place to shop for the best fresh produce, for out-of-the-ordinary foods and for inexpensive goods of all kinds, the market is a prime shopping area for low-income people-its primary reason for existence-and for gourmets of every economic level. Nowhere else is there to be found such a broad social mixture going about its business in a natural and uninhibited way. People of all races, all religions, all nationalities, and all income levels come together freely to work and shop, to linger and look and enjoy themselves in an easy atmosphere traditionally and necessarily free of prejudice. Here is the dramatic experience of people acting out their daily existence through face-to-face encounter and involvement, in contrast to the sterile, dehumanizing environment that has grown to be typical of much of our urban world.

Through sixty years of growth and change, the market has developed its unique character and special quality, prospering in good times and surviving through difficult days.

The market area is the kind of environment where the new can be allowed to grow up alongside the old, without destroying it; where a variety of forms and functions can be accommodated, to the inestimable enrichment of the city and its people." from "Market Sketchbook"

There are a few outstanding architectural buildings such as the Butterworth Building and the Lander Block. Of historic significance is the Union Record (now Alaska Trade) building. The Pike Place Public Market Building, the Economy Market Building, the Corner Market Building, the Sanitary Market Building, the Market Hotel Building, and a few others form an interesting and varied market core.

BIBLIOGRAPHICAL REFERENCES

Steinbrueck, Victor, Market Sketchbook. U. of W. Press, Seattle, 1968.
 Tobey, Mark, World of a Market. Seattle, U. of W. Press, 1966.
 Gee, Nancy, Reflections in Pike Place Markets. Seattle, Superior Pub. Co., 1968
 Steinbrueck, Victor, Seattle Cityscape. Seattle, U. of W. Press, 1962.
 Misc. - Seattle newspaper and magazine articles and stories, 1960's.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE			LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"
NE	°	'	"	°	'	"
SE	°	'	"	°	'	"
SW	°	'	"	°	'	"

47° 36' 34" 122° 20' 21"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: **Victor Steinbrueck, A. I. A.**

ORGANIZATION: **Seattle Chapter, American Institute of Architects** DATE: **July, 1969**

STREET AND NUMBER: **311 1/2 Occidental South**

CITY OR TOWN: **Seattle** STATE: **Washington** CODE: **53**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Charles H. Odegaard
 Title: Director
Washington State Parks and Recreation Commission
 Date: _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Ernest Allen Connolly
 Chief, Office of Archeology and Historic Preservation

DEC 2 1970

Date _____

ATTEST:

William J. Mustang
 Keeper of the National Register

Date: DEC 1 1970

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Washington	
COUNTY: King	
FOR NPS USE ONLY	
ENTRY NUMBER 70-3-96-0001	DATE 3/13/71

1. NAME

COMMON:
Pike Place Public Market

AND/OR HISTORIC:
Pike Place Market *Historic District X*

2. LOCATION

STREET AND NUMBER:
First Avenue - Western Avenue - Union Street - Virginia Street (see map)

CITY OR TOWN:
Seattle, Washington

STATE: Washington

CODE 46	COUNTY King	CODE 33
------------	----------------	------------

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input checked="" type="checkbox"/> Building - <input type="checkbox"/>	Public <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes: <input type="checkbox"/>
Site <input type="checkbox"/> Structure <input type="checkbox"/>	Private <input type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input type="checkbox"/>
Object <input type="checkbox"/>	Both <input checked="" type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input checked="" type="checkbox"/>
			No: <input type="checkbox"/>

PRESENT USE (Check One or More as Appropriate)

Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input checked="" type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input type="checkbox"/>	Other (Specify) <input type="checkbox"/>	see description item #7
Educational <input checked="" type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY

OWNERS NAME:
Numerous Owners

STREET AND NUMBER:
See Boundary Map

CITY OR TOWN:
Seattle

STATE:
Washington

CODE:
46

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
King County Auditor's Office

STREET AND NUMBER:
County Courthouse

CITY OR TOWN:
Seattle, 98104

STATE:
Washington

CODE:
46

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:
17 acres

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Municipal Arts Commission List of Historic Buildings - see map

DATE OF SURVEY: 1966
Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Municipal Arts Commission

STREET AND NUMBER:
Seattle Municipal Building

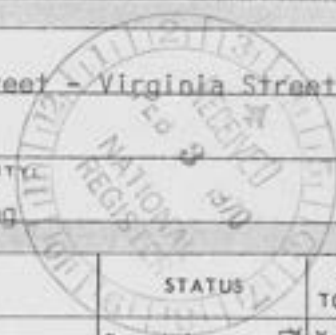
CITY OR TOWN:
Seattle, 98104

STATE:
Washington

CODE:
46

SEE INSTRUCTIONS

old form



STATE: Washington
COUNTY: King
ENTRY NUMBER: 70-3-96-0001
DATE: 3/13/71
FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input checked="" type="checkbox"/>	Deteriorated <input type="checkbox"/>	Ruins <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)			(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>		Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

In the beginning, the market was a series of farmers' wagons drawn up along a road on the side of the hill: Pike Place. In 1907, the farmers were licensed to sell their own local produce and a building was built. Soon open stalls were built with grocery stores and related commercial outlets. Some larger and more substantially heavy timber and masonry buildings gradually located in relation to the farmer-vendor operation, across the street and on First Avenue. By about 1914, the market had expanded to include several blocks from Union Street to Stewart or Virginia and from First to Western Avenue, with some structures rambling down the hill. During World War I the main market buildings were rebuilt, others reinforced, and walkways firmed up with heavy timber, brick, and concrete. Many new enterprises began in the area, some later of national importance and scope. During the 1920's the market had possibly 270 market businesses, and also a local post office and library. Some 400 - 500 farmers sold there. All streetcars had transfer points near the market. In 1926 and 1927, extensive remodeling and upgrading of the main core market buildings took place with Andrew Willatsen, A.I.A. (a former Frank Lloyd Wright draftsman) as the architect. The market area suffered during the Depression, and changed in character toward serving a low income clientele. Low maintenance accompanied this change. Many businesses failed and the market shrank to approximately its present size. Within the market district presently are eight thrift shops, farmers' stalls which are filled in the summertime, small vendors' stands, and a host of small shops. There are quite a few hotels, some poor, but many providing good, clean accommodations. The main market core is an L-shaped arcade with open shops and stalls on both sides. There is a lower floor labyrinth. Across Pike Place are open-front shops, and along First Avenue are a variety of related businesses which are part of the life of the market: barber shops, furniture stores, hotels, and taverns. Many buildings are not well maintained although structurally safe and sound. Structural deterioration has not proceeded to the extent that building codes or health codes are violated.

SEE INSTRUCTIONS



8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1907 to present

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	Education	<input checked="" type="checkbox"/>	Political	<input type="checkbox"/>	Urban Planning	<input type="checkbox"/>
Prehistoric	Engineering	<input type="checkbox"/>	Religion/Phi-		Other (specify)	<input checked="" type="checkbox"/>
Historic	Industry	<input type="checkbox"/>	losophy	<input type="checkbox"/>	Architecture	
Agriculture	Invention	<input type="checkbox"/>	Science	<input type="checkbox"/>		
Art	Landscape	<input type="checkbox"/>	Sculpture	<input type="checkbox"/>		
Commerce	Architecture	<input type="checkbox"/>	Social/Human-			
Communications	Literature	<input type="checkbox"/>	itarian	<input checked="" type="checkbox"/>		
Conservation	Military	<input type="checkbox"/>	Theater	<input type="checkbox"/>		
	Music	<input type="checkbox"/>	Transportation	<input type="checkbox"/>		



STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

The Pike Place Public Market district is of particular significance in several ways. It is a unique living heritage out of the city's past as a food market begun by farmers in 1907 operated continuously since that time. It is also of special cultural significance as a low cost market place and because of the sociological mixture of all peoples frequenting the market as shoppers, tourists, merchants and simply persons enjoying the market activity. Many ethnic and racial groups are represented without apparent conflict in the long honored tradition of the place.

It includes the American tradition of the small independent businessman operating with enterprise and with service and with personal involvement. There are approximately 180-200 businesses in the district - many of long duration.

It is a source of education in several ways. Tours are conducted for children and visitors. Art classes use it as a resource - and a source of inspiration and study. In a larger sense it provides a rich educational experience of people and processes. It is the human environment and the reflection of daily experiences and possibilities for these experiences that is necessary and most important. The process of food preparation and of availability of local produce sold by the farmers who grow it provides an educational experience not to be found elsewhere.

The district and particularly the market core buildings are rich in the essence of architecture. Architecture as space with people which is constantly modified by the varied colorful displays of food and objects accented by sounds and smells, is architecture that is unique. The market district has many interesting panoramas and views created by the hill side topography and the proximity to both Elliott Bay and the central business district. The Market core buildings are a most intriguing series of passageways and openings with varied spaces, shops, stalls, ramps, stairways and openings which could hardly be designed but had to grow with the market. The materials are common and ordinary but the spaces, lighting and character are rich and unique in variety. Actually, they form an interesting prototype for other structures.

The Pike Place Public Market district is a rich resource for social, economic, esthetic and architectural study and has been used as such by many students and researchers from many educational institutions including Seattle Public Schools and the University of Washington.

(continued)

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Washington	
COUNTY	
King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
10-3-46-000	2/17/70

(Number all entries)

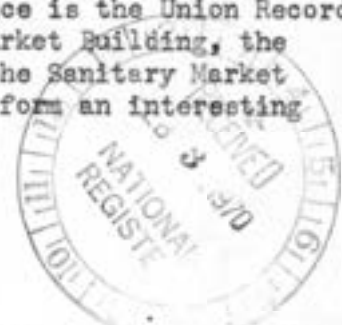
"The Pike Place Market of Seattle is a particularly unique, colorful and justly famous sight that appeals to all of the senses. It is an unusual attraction of civic value to be cherished and guarded, as well as one of the most interesting and richly picturesque shopping places in the country, and it is always worth a visit. Its charm and appeal are undeniable although difficult to identify. People of all sorts, sizes, shapes, and complexions are part of the ever changing pageant of this place both as shoppers and as merchants. Some of the nationalities that are united to form the market complex are represented in such places as a Turkish restaurant, Filipino souvenir shop, Italian grocery, Greek restaurant and beer parlor, and Japanese florist. The produce of the countryside is aggressively offered by the farmers themselves, who are mainly Japanese, Filipino, and Italian, still retaining their characteristic accents, and a number of excellent fish markets present an array of fresh sea foods. The various shops and services offer individual attention and at least the suggestion that every purchase is a bargain." from "Seattle Cityscape"

"The market offers an urban educational experience in the broadest sense by enabling people, and especially children, to see facets of humanity, activity, and aspects of the city not easily accessible elsewhere. Because there is no better place to shop for the best fresh produce, for out-of-the-ordinary foods, and for inexpensive goods of all kinds, the market is a prime shopping area for low-income people-its primary reason for existence-and for gourmets of every economic level. Nowhere else is there to be found such a broad social mixture going about its business in a natural and uninhibited way. People of all races all religions, all nationalities, and all income levels come together freely to work and shop, to linger and look and enjoy themselves in an easy atmosphere traditionally and necessarily free of prejudice. Here is the dramatic experience of people acting out their daily existence through face-to-face encounter and involvement, in contrast to the sterile, dehumanizing environment that has grown to be typical of much of our urban world.

Through sixty years of growth and change, the market has developed its unique character and special quality, prospering in good times and surviving through difficult days.

The market area is the kind of environment where the new can be allowed to grow up alongside the old, without destroying it; where a variety of forms and functions can be accommodated, to the inestimable enrichment of the city and its people!" from "Market Sketchbook"

There are a few outstanding architectural buildings such as the Butterworth Building and the Landee Block. Of historic significance is the Union Record (now Alaska Trade) building. The Pike Place Public Market Building, the Economy Market Building, the Corner Market Building, the Sanitary Market Building, the Market Hotel Building, and a few others form an interesting and varied market core.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Steinbrueck, Victor, Market Sketchbook. U. of W. Press, Seattle, 1968.
 Tobey, Mark, World of A Market. Seattle, U. of W. Press, 1966.
 Gee, Nancy, Reflections in Pike Place Markets. Seattle, Superior Pub. Co., 1968.
 Steinbrueck, Victor, Seattle Cityscape. Seattle, U. of W. Press, 1962.
 misc. Seattle newspaper and magazine articles and stories, 1960's.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	N47° 36' 39"	W122° 20' 34"				
NE	N47° 36' 43"	W122° 20' 24"				
SE	N47° 36' 30"	W122° 20' 14"				
SW	N47° 36' 26"	W122° 20' 24"				

10/549600
5272 930
CD

SEE INSTRUCTIONS



LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:
Victor Steinbrueck, A. I. A.

ORGANIZATION: Seattle Chapter, American Institute of Architects DATE: July, 1969

STREET AND NUMBER:
311 1/2 Occidental South

CITY OR TOWN: Seattle, 98104 STATE: Washington CODE: 46

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: Charles H. Odegaard
 Title: Director
 Washington State Parks and Recreation Commission
 Date: January 28, 1970

I hereby certify that this property is included in the National Register.

Ernest Allen Connolly
 Chief, Office of Archeology and Historic Preservation

Date: MAR 13 1970

ATTEST:
William J. Montgomery
 Keeper of The National Register

Date: MAR 12 1970



BOUNDARY MAP

PIKE PLACE PUBLIC MARKET
HISTORIC DISTRICT

BOUNDARY ———
N



PROPERTY *Pike Place Public Market* STATE *Wash.*

Historical District

WORKING NUMBER *1.17.73. 2130*

King

TECH REVIEW
Photos *6*
Maps *3*

CONTROL REVIEW ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

11/8
1-18-73

HISTORIAN EXCELLENT NOMINATION FOR WASHINGTON STATE. FORM MUST BE PRINTED - EVEN LINES OF TYPE ARE JUSTIFIED!

OK
means
1/19/73

ARCHITECTURAL HISTORIAN

ditto

OK
KH
1/19/73

ARCHEOLOGIST

REVIEW UNIT CHIEF

means
1/19/73

BRANCH CHIEF

OK
1/24/73

KEEPER *The form was done by the City Planning Commission of Seattle*

OK
1/26

National Register write-up _____

Send-back _____

Federal Register entry _____

Re-submit _____

Entered *3/13/70*

New boundaries glass

PROPERTY Pike Place Market District Wash.

INDEX OF RECORD	11/12/70	YES		
EACH PAGE		✓		
INDEXED 1st		✓		12/4/70
INDEXED 2nd		✓		
INDEXED 3rd		✓		
INDEXED 4th		✓		
INDEXED 5th		✓		
INDEXED 6th		✓		

12/1/70 11/16/70

OK S. Manning 11/16/70

Levy OK 11/16/70

OK Charles 11-16-70

OK Wm 12/1/70

OK 12-2
OK 11/17/70

11/4/71

2-10-70-1



Returned 11/18/70.
 - [Signature]
 OK

NAME OF PROPERTY Rhe Place Public Market SIGNATURE S. Harwin

The attached National Register Inventory-Nomination form(s) is(are) being returned to your office because the information checked below is lacking or has been incorrectly supplied.

Insufficient locational information.
Comments: _____

Geographical location codes missing or incorrect.

Classification (Item #3) incomplete.
Comments: _____

Owner of property/location of legal description necessary.
Comments: _____

No Bibliography.

Acreage of nomination is not given.
Comments: _____

Longitude and latitude coordinates lacking, incorrect, or in wrong place.

Form is not signed by the State Liaison Officer (Item #12).

Photograph/map form(s) (10-301) required for each photograph/map.

Insufficient map coverage of property.
Comments: _____

Description (Item #7).
Comments: _____

Statement of Significance (Item #8).
Comments: _____

Xerox forms unacceptable.
Comments: _____

Other
Comments: The revised boundaries are acceptable to the staff. This is just a technicality as felt is necessary.



The inadequacies noted above must be rectified prior to the initiation of our professional review process. Correction of these technical errors does not necessarily indicate that the nomination will then meet all other National Register criteria.

*Thank you -
(Mrs) Sarah Harwin*



Street Market Scene, Seattle, Wash.

Photo 1
View North C. 1907

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 70-3-46-0001	DATE 3/13/70

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN: Seattle			
STATE: Washington	CODE 46	COUNTY: King	CODE 33
3. PHOTO REFERENCE			
PHOTO CREDIT: Friends of the Market			
DATE OF PHOTO: c. 1907			
NEGATIVE FILED AT: Victor Steinbrueck 311 1/2 Occidental South, Seattle			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View north			

Photo #2



PIKE PLACE PUBLIC MARKET - SEATTLE . C. 1907

view North

His Holiness Mariner
King County
Seattle, WA

PE Friends of the Market
Bonnell Creek

REDUCE
8" WIDE
MAG 8496
18

Photo by F. H. Nowell.

Some of the out-door Stalls
at the Public Market,

SEATTLE
U.S.A.



Photo #3

PIKE PLACE PUBLIC MARKET - SEATTLE

C. 1910

View South

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM # 3

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 70-3-46-0001	DATE 3/13/70

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN: Seattle			
STATE: Washington	CODE 46	COUNTY: King	CODE 33
3. PHOTO REFERENCE			
PHOTO CREDIT: Friends of the Market			
DATE OF PHOTO: c. 1910			
NEGATIVE FILED AT: Victor Steinboeck			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. view south			

PHOTO BY NOWELL & ROGNON.

A Scene at the Public Market,
First Avenue and Pike Street, Seattle.

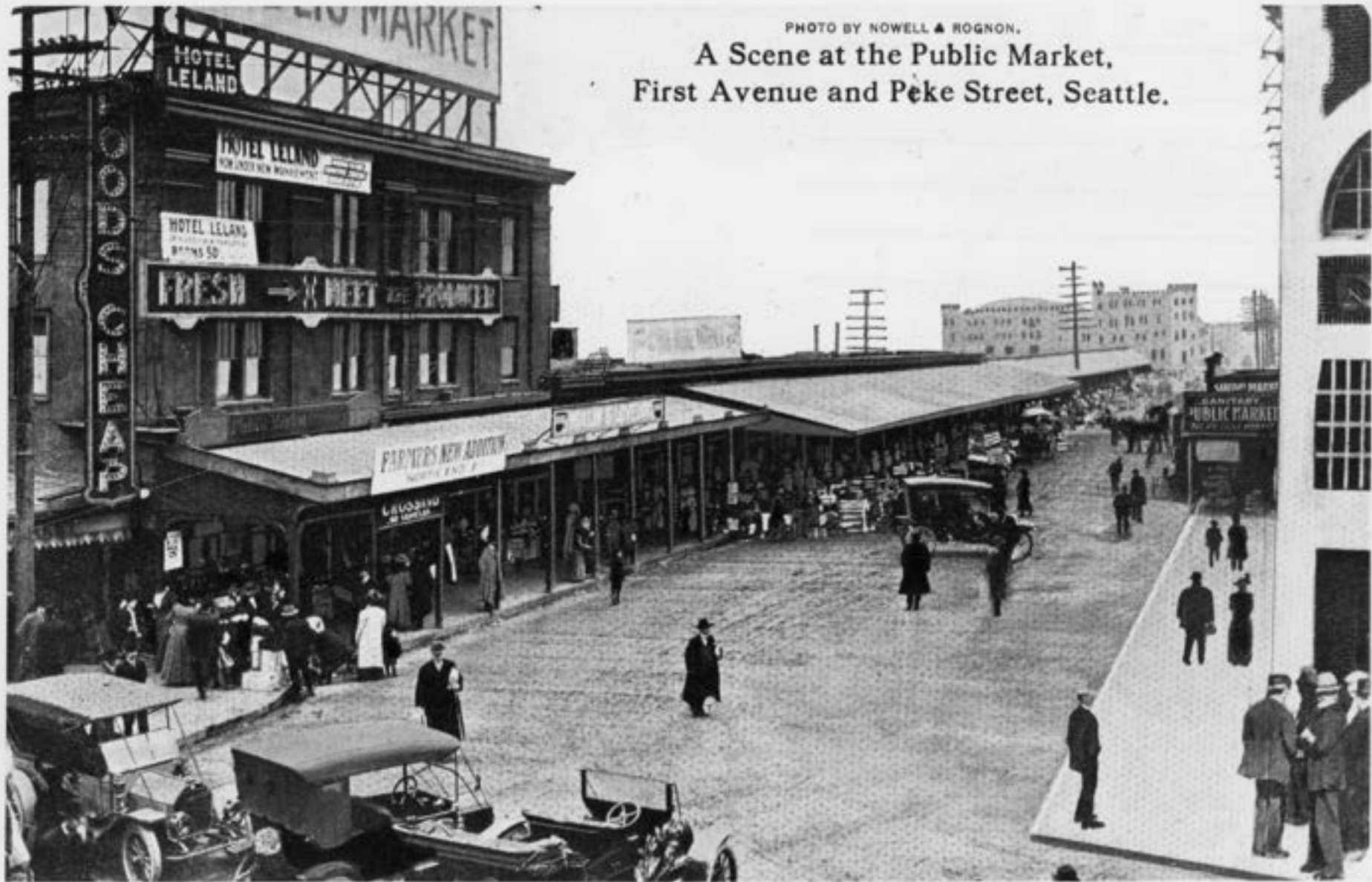


Photo #4 View North

C. 1912

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM # 4

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 70-3-46-0001	DATE 3/13/70

SEE INSTRUCTIONS

1. NAME

COMMON: Pike Place Public Market
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN: Seattle

STATE: Washington

CODE
46

COUNTY: King

CODE
33

3. PHOTO REFERENCE

PHOTO CREDIT: Friends of the Market

DATE OF PHOTO: C. 1912

NEGATIVE FILED AT: Victor Steinbueck

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View north



Public Market, Seattle, Wash.

Photo # 5

View East

PIKE PLACE PUBLIC MARKET - SEATTLE

C. 1914

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM #5

(Type all entries - attach to or enclose with photograph)

STATE <i>Washington</i>	
COUNTY <i>King</i>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
<i>70.3.46.0001</i>	<i>3/13/70</i>

SEE INSTRUCTIONS

1. NAME			
COMMON: <i>Pike Place Public Market</i>			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN: <i>Seattle</i>			
STATE: <i>Washington</i>	CODE <i>46</i>	COUNTY: <i>King</i>	CODE <i>33</i>
3. PHOTO REFERENCE			
PHOTO CREDIT: <i>Friends of the Market</i>			
DATE OF PHOTO: <i>c. 1914</i>			
NEGATIVE FILED AT: <i>Victor Steinbueck</i>			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
<i>View east</i>			

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 70-3-46-0801	DATE 3/12/70

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market			
AND/OR HISTORIC: Pike Place Market			
2. LOCATION			
STREET AND NUMBER: First Avenue - Western Avenue - Union Street - Virginia Street (see map)			
CITY OR TOWN: Seattle			
STATE: Washington	CODE 46	COUNTY: King	CODE 33
3. MAP REFERENCE			
SOURCE: USGS 7.5 Seattle South quadrangle			
SCALE: 1:24000			
DATE: 1949			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

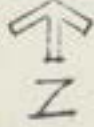
SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market			
AND/OR HISTORIC: Pike Place Market			
2. LOCATION			
STREET AND NUMBER: See attached legal description			
CITY OR TOWN: Seattle			
STATE: Washington	CODE 53	COUNTY: King	CODE 33
3. MAP REFERENCE			
SOURCE: City of Seattle			
SCALE: 1" = 100'			
DATE: 1969			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			





Pike Place
Market District
Scale 1"=100



PIKE PLACE HISTORIC DISTRICT LEGAL DESCRIPTION

Portion of Block F and of Block G plat of an addition to the town of Seattle as laid out by A. A. Denny (also known as A. A. Denny's 4th Addition) as recorded in Volume 1 of Plats, page 69, Records of King County, Washington, and of vacated streets therein and portion of Western Avenue, Pike Street, Pike Place, Post Street, and First Avenue lying within the following description:

Beginning at the intersection of the southeasterly line of Pike Street and the center line of Western Avenue; thence northwesterly along said center line to the production southwesterly of the northwesterly line of Lot 4 said Block G; thence northeasterly along said produced and northwesterly line, as originally platted, to the center line of Pike Place as condemned by City of Seattle Ordinance No. 11704; thence southeasterly along last described center line to the northwesterly line of Lot 9 as originally platted said Block G; thence northeasterly along last described northwesterly line and same produced northeasterly and along the northwesterly line of Lot 10, as originally platted, said Block G to the southwesterly line of First Avenue, as established by City of Seattle Ordinance No. 1129; thence southeasterly along said southwesterly line to the southeasterly line of Lot 3 said Block F; thence southwesterly along said southeasterly line and same produced southwesterly to the center line of the alley as platted in said Block F; thence northwesterly along last described center line to the production northeasterly of the southeasterly line of Lot 1 said Block F; thence southwesterly along said produced and southeasterly line to a line 83 feet northeasterly of and parallel with the center line of Western Avenue; thence northwesterly along said parallel line to the southeasterly line of Pike Street; thence southwesterly along said southeasterly line to the beginning.



70000644

Form 10-300
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Washington	
COUNTY: King	
FOR NPS USE ONLY	
ENTRY NUMBER: 3/13/70	DATE

1. NAME

COMMON:
Pike Place Public Market Historical District

AND/OR HISTORIC:
Pike Place Public Market

2. LOCATION

STREET AND NUMBER: **7-acre district bounded by First Avenue, Virginia St., Western Ave. and a line, parallel to Union St., marked by the south wall of the Economy Market, extending from 1st Ave. to Western.**

CITY OR TOWN:
Seattle

STATE: **Washington** CODE: **53** COUNTY: **King** CODE: **033**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) See description item #7 <input checked="" type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:
Numerous Owners

STREET AND NUMBER:
See Boundary Map

CITY OR TOWN:
Seattle

STATE: **Washington** CODE: **53**



5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
King County Assessor's Office

STREET AND NUMBER:
County Courthouse

CITY OR TOWN: **Seattle** STATE: **Washington** CODE: **53**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Municipal Arts Commission List of Historic Buildings

DATE OF SURVEY: **1966** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Municipal Arts Commission

STREET AND NUMBER:
Seattle Municipal Building

CITY OR TOWN: **Seattle, 98104** STATE: **Washington** CODE: **53**

SEE INSTRUCTIONS

STATE: Washington	FOR NPS USE ONLY
COUNTY: King	
ENTRY NUMBER: 3/13/70	DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The original physical appearance of the Pike Place marketing district in August, 1907, was a boarded roadway extending from Pike Street north to Virginia Street lined with farmers' wagons loaded with fresh vegetables and produce. The district was mixed residential, commercial, and home industry. Open stalls and grocery stores were built around the "farmers market" on Pike Place and the district was quickly transformed into a marketing area. To give a sense of the Pike Place marketing district's physical appearance, views of the area at different points in time follow:

1908

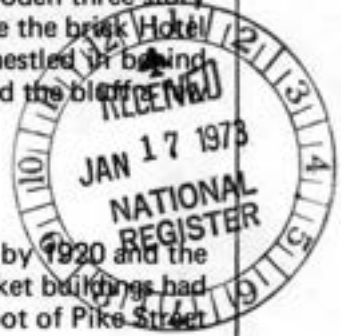
By 1908 Pike Place was a year old. The street was planked up to the sidewalk in front of the buildings that edged its sides. At the junction of Pike Place and Pike Street, the Leland Hotel opened its first floor porch to marketing purposes. North of the hotel stood a newly constructed covered market building of 176 stalls designed and financed by Frank Goodwin. North from here, on the west side of the street, were farmers' wagons and horses, lined up all the way to Virginia Street. On the eastern side of Pike Place, at Stewart, the Stewart House loomed over the street, a wooden frame rooming house. Past the foot of Stewart on Pike Place was open land, not long ago farm land, and next to this stood a livery stable which filled up early each market morning with farmers' teams. The man in charge of the livery would feed and care for the farmers' horses all day, and some of the customers even brought their horses and carriages to the livery while they shopped at Pike Place. Beyond the livery stood a metal works and on the corner of Virginia Street and Pike Place, a glove factory.

Up the steep hill of Virginia Street to Front Street (now First Ave.) on the corner stood the beautiful bay-windowed building, the Landes Block, named after Colonel Henry Landes of Port Townsend. Col. Landes was a gentleman who held title to colonel of the National Guard of Washington Territory, founded the First National Bank of Port Townsend, and owned the land and building at First and Virginia. Going south of Front Street, the next building was a wooden frame false-front structure, Helgesen's Grocery Store. This was a pioneer grocery store in Seattle, established in 1891 to service the residential community along Front Street. Helgesen's specialized in Scandinavian foods, offering barrels of lutefisk, pickles, herring and other preserved foods in containers in front of the long low wooden counters of the store. (Today the building is occupied by the Salvation Army store.) Beyond Helgesen's, going south, was a sight that many market visitors loved to see, the betasseled black horses of Butterworth Mortuary, tied to posts in front of the building on the street, readied to pull the hearse and carriages of a funeral procession. The Butterworth family (in mortuary business since 1901 at this location) was the first to offer a lacquered hearse and an elegant funeral, complete with opera calibre vocalists, to citizens of Seattle. Beyond the Butterworth Building, was a row of hotels catering to the person who wanted to live near the markets. The Maitland Block stood on the corner of Front Street and Stewart, an elegant apartment house with a panoramic view of Puget Sound. On the opposite southern corner was the Summit Hotel, a wooden three story frame Victorian hotel with ornate moldings under its eaves. Further south were the brick Hotel Lotus and the Hotel Nicholas. A couple of private homes, wooden frame, nestled in behind these hotels, the only remnants of the choice residential district that bordered the bluff a few years earlier. (See attached map of 1908 structures.)

1920

The physical appearance of the marketing district had changed considerably by 1920 and the streets were bustling with pedestrians and motorized vehicles. The central market buildings had been added to, forming a long narrow arcade of covered buildings from the foot of Pike Street

SEE INSTRUCTIONS



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	Washington
COUNTY	King
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
3/13/70	

(Number all entries) **7. Description (2)**

to Virginia. Farmers still lined both sides of Pike Place, showing their wares on cast iron tables rather than the wagons of early years. Market related businesses had sprung up in all the lots which stood empty in 1908, and existing buildings were put to market use. The Economy Market (southwest corner of 1st and Pike), and the Sanitary Public Market (opening onto Pike Place and 1st Avenue north of the Corner Market) and the Outlook Market had joined the core market buildings. A small food market operated on the first floor of the Silver Oakum Building at the southern end of Pike Place and Pine. The Gem Egg Market (northern corner of Stewart) offered crates of chickens piled several boxes high, and eggs in all sizes and qualities. North from the egg market on Pike Place was the City Market company, offering a little bit of everything.

Market related businesses had sprung up along Pike Place and First Avenue and the connecting streets. A market delivery service, Evans Co., Carnation Packing Co., a pork house, a paper bag store, and Dunn's Seed Company dotted the eastern side of Pike Place north to Virginia. The Market Storage Co. on Pine Street and Dunn's Seeds warehouse provided storage to farmers for produce not on display. A wooden overpass from the foot of Pike Street at the market center terminal provided the main tie down to the waterfront from this district. Small freight vessels and steamers landed near the overpass in the harbor and it was easy for sailors to walk up to the market and for people to walk from the market district down to the harbor. This walkway provided many new roomers for the apartments and hotels in the market district. The Silver Oakum building (built in 1910) was appropriately named for the oakum used by the sailors and seamen that lived many months of the year in these apartments. Other hotels, popular due to their prime location in the marketing district offered a temporary residence for seamen and longshoremen. The Hotel Livingston (1931-1st Avenue, corner of Virginia) advertised for the urban dweller or the wealthy farmers, "Modern, Special Rates by the Week or Month, Grand Sound Views," the LaSalle (1019 Pike) announced in the telephone directory "Modern Steam heated rooms \$3.00 a week and up. Hot and cold water in each room." The Fairmount (1907-1st Avenue) announced "new fireproof, in shopping District, Commanding grand Marine View, all outside large wooden furnished rooms with bath and phone." The Lotus on Pine and the Dix at 88 Lenora (outside the market district) were particularly popular with the farmers who came into town on Thursday evening for a full weekend of selling, not to return home until Saturday night by boat or truck.

The activity of the marketing district during this era was unparalleled. Seattle's labor movement, which had staged a nationally publicized strike in 1919, was continuing to grow. Working men had come from all over the United States to Seattle to the shipyards during World War I and had stayed on in rooming houses such as those around the market. The activity of the seamen and longshoremen from the harbor provided movement over the overpass all night for the "workingman's breakfast" which could be taken any time of day or night. Theatres had sprung up along First Avenue for the shoppers' afternoon pastime. The Liberty Theatre, across from the Sanitary Market on First Avenue, kept a special watch over the market baskets which lined the sidewalk in front of the theatre every market afternoon, as market patrons went in to see a show before returning home via streetcar.

1930

The depression was underway in 1930 and the Pike Place marketing district provided the cheapest food in town for all the people in Seattle and the surrounding areas. The shops in the marketing district were more crowded than ever as people searched for bargains for the evening



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meal. A whole shopping bag full of vegetables could be bought for \$.25, but for those with almost no income, even this was too much. Some people waited for the closing hours when vegetables and meat scraps sold for pennies. Others ravaged through barrels and crates for vegetable scraps.

The market district was alive—old-time dancing evenings on the second floor of the Economy Market building, people arguing all day long at the queue on Pike and 1st, debating the philosophical and political issues of the times, and the Municipal Market building (across Western Avenue beyond Stewart) offering daily entertainment on its auditorium stage. The farmers were no longer occupying the streets, having been moved onto the sidewalk on the west side of Pike Place after a city ordinance change. Now the sides of the streets were lined with customers' cars. The Sanitary Market was filled with all kinds of meats, fish, produce stalls, and cafeterias. North on Pike Place in the Silver Oakum building, MacDonald's grocery was doing a land office business with the ships from the harbor—food and staples packed in gallon cans lining the shelves. It catered primarily to ships destined for Alaska. Beyond MacDonald's at Pike Place and Stewart was the Family Shoe Market which appealed to the impoverished working man of this era, advertising a pair of shoes for \$.98. With prohibition over, another business sprang up on Pike Place, the Market Rendezvous Beverages.

Further north along Pike Place were Soames' Bag Store, Dunn's Seeds (selling to farmers and small home gardens), Liberty Fruit and Produce, a pork house, Chet Hanson, Inc. meat store, and a parking lot for market customers at the corner of Virginia and Pike Place. The scene along First Avenue had changed little during this period. The hotels provided housing for transient workers but work was harder to find and the hotel vacancy rates rose as workers left for more inexpensive housing or the Hooverville shack complex. Between Virginia and Stewart were several furniture stores. The Butterworth Building now housed the Volunteers of America organization. The demise of the "Union Record," the activist labor paper, was marked by the occupancy of the Alaska Trade Building by a furniture store.

The Fairmount Dairy and Creamery occupied the entire first floor of the Fairmount Hotel (northwest corner of 1st and Stewart). This market provided fresh milk, eggs, newly churned butter and buttermilk and ice cream to its customers. The butter and buttermilk were displayed in large wooden vats and crowds of people went into the store to watch the churning butter as well as to taste the milk products. The dairy ran an occasional "All the buttermilk you can drink for \$.05" special and the place had crowds waiting out on the sidewalks on such days. The dairy was distinguished throughout Seattle for being a direct and exclusive outlet for the Enumclaw Cooperative Dairy products and the employees of the Fairmount were experts in butter and buttermilk preparation. Many people shopping in the Pike Place marketing district made a regular stop at the Fairmount for a \$.05 glass of buttermilk or a dish of freshly made ice cream. South on First Avenue were the Harborview Hotel, Seamen's Outfitting store, Malone's prescriptions, Siegel's clothing and barbershop and the Sanitary and Corner markets—providing all the shoppers needs within a few blocks' radius.

1942

During World War II the market district flourished. Businesses expanded to meet the war boom within the limits of a severe labor shortage. Food rationing was regulated in the Pike Place marketing district through the Office of Price Administration at 109 Stewart. Extensive records had to be kept by persons selling butterfat and meat. In fact, the wartime meat



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shortage led to the opening of a horsemeat market on Pike Place during this period. Most of the businesses along Pike Place were the same as in 1930 with a few exceptions due to the evacuation of citizens of Japanese descent from the West Coast. The Pork House location on Pike Place was taken over by Soames Paper Company and Dunn's Seed Company expanded into the Liberty Fruit and Produce quarters.

Buildings along the First Avenue section of the marketing district had changed tenants and uses from the Depression years. The Livingston Hotel still occupied the corner of Virginia Street. Going south along the street were the Salvation Army Industrial Salvage Store, the Camp Hotel lodgings, the Independent Furniture and Hardware Company second hand store, Leo Meltzer wholesale furnishings and on the second story, the New Rector Hotel lodgings. The Smith Block Building (1923 First Avenue) housed a host of labor organizations' offices: the Brotherhood of Locomotive Engineers, the Marine Engineers Beneficial Association, the Order of Railway Conductors, the Cannery Reconditioners Union, and the Order of Railway Conductors Ladies Auxiliary. The Butterworth Building was occupied by the Volunteers of America second hand store (1921 First) and the presses of the old "Union Record" were turning out the uncontroversial "Buyers' Guide" (1915 First). Axel Munson's bookstore was frequented by people living in the market district, particularly by those rooming in the Fairmount Hotel on the corner of First and Stewart). The Fairmount Dairy was in operation in the first floor of the Fairmount Hotel and the owners, Mr. and Mrs. Lloyd Graves were inundated with paperwork necessary for government rationing of butterfat. Mrs. Winifred Rafferty's Restaurant (1605 First) was popular with families shopping in the market because a whole family could sit down to its checkerboard tablecloths and be served family style with seemingly endless quantities of food, all for a small sum. Mr. Harold M. Rogers, one of Seattle's pioneer inexpensive clothing dealers, still operated a clothing store at the corner of First and Pine, though the name had changed through the years from "The Red Front" of 1914 to the Seamen's Outfitting Store of 1942. Mr. Rogers sold inexpensive work clothing required for seamen, longshoremen, and the other workingmen who lived in the marketing district. Signs such as "Monster Merchandise Purchase compels this Price CRASH!! Welcome Seamen" were regularly seen on the windows of this pioneer store.

The Sanitary Market Building burned down in 1941 and was being rebuilt during 1942. The Corner Market housed tenants such as Rudy's Poultry Market, Meyer Almeleh Confectioners, and Tradewell Stores. The Economy Market building had marketing shops downstairs and upstairs was occupied by Chubby's Old Time Dancing, the Horse and Jockey Club, the Economy Club cardroom, the Pike Place Public Markets, Inc. office, J. T. Wilson, dentist, Carbon Dioxide and Chemical Co. and Fulton Petroleum Corp. office, and the Bayview Baths. In the first story section of the Economy Market building were the American Fish market, Franklin Meat Market, Peoples Butter Store, Bevens Bakery, Cozy Corner Lunch, the Economy Lunch, the Market Bird Store, and S & G Fruit Company. The Farmers Row section of the core market building, particularly the city-controlled section from the foot of Pine to Virginia, was nearly empty after May, 1942, when the Japanese farmers and all others of Japanese descent were evacuated from King County. It was estimated that Japanese farmers composed 60 to 80% of the farmers selling at the Pike Place Public Market and their removal was reflected by rows of empty stalls.

1972

Since the war, the area has suffered deterioration and changed in character to primarily a low



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income district. Low maintenance due to many factors has left the marketing district with many dilapidated exteriors although most of the buildings are structurally sound by building code and health code standards.

The passage of the Pike Place Market Historical ordinance in November, 1971, created a Pike Place Market Historical District with boundaries identical to the boundaries of this application. (See attached map for exact physical boundary location.) The Historical District has been revived with development by market-related businesses. Private renovation of old buildings and openings of new businesses has occurred in two instances — Sur La Table (on Stewart), a store offering a variety of kitchen wares, and Starbucks, a coffee, tea and spice shop (on the corner of Pike Place and Virginia, just outside the Historical District). Within the market district there are now eight thrift shops, farmers stalls, small vendors' stands and many small shops. The market core is an L-shaped building with an arcade, stalls, and open shops and a lower floor of shops and corners ramped in a labyrinth fashion. Open-front shops border the eastern side of Pike Place, and First Avenue is lined with hotels, furniture shops, cafes, clothing stores, and other market-related businesses. The present marketing district is well described in appearance and flavor in the "Market Sketchbook" by Victor Steinbrueck.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input checked="" type="checkbox"/> Social/Human- | |
| <input checked="" type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | |



STATEMENT OF SIGNIFICANCE

Preservation of the seven-acre Pike Place marketing district would be a fine example of the spirit of the National Historic Preservation Act of 1966—"That the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people." The historical, cultural, and architectural significance of the Pike Place marketing district was acknowledged by the citizens of Seattle through an initiative passed in November, 1971. The initiative stated that the seven-acre historical district "has played and continues to play a significant role in the development of Seattle and the Puget Sound Region since the inception of the public market in 1907. It has served as the center of local farm marketing businesses through various economic times. It is significant in the culture of the region, drawing together a broad spectrum of people from all ethnic, national, economic, and social backgrounds as a prototype of truly cosmopolitan urban life."

The Pike Place marketing district is "associated with events that have made a significant contribution to the broad patterns of our history," to cite a phrase from the National Register Criteria for Historic Places. The area is a significant and living example of free enterprise and free marketing oriented to the small businessman. It was born in an effort to cut out the "middleman" between producer and consumer and has grown to include a variety of private retail and public markets. The Pike Place marketing district is a living organism continually viable in the tradition of its simple beginnings.

The architectural significance of the Pike Place marketing district must be viewed in light of the phrase from the "Criteria for Historic Places," that the seven-acre area represents "a significant and distinguishable entity whose components may lack individual distinction." Though the most intense marketing activity takes place in the core Pike Place market buildings, the market environment stretches throughout the seven acres of what Professor Victor Steinbrueck, F.A.I.A., Architectural Historian, described as "humble and anonymous" architecture. Lee Copeland, A.I.A., another Seattle architect, describes the total market architectural atmosphere as follows, "Experiencing the market begins at the entrances to the market on First Avenue for a majority of shoppers and residents. . . entering is a sequential experience, made up of the views of the Sound, the activities in the east and west hillside streets, the alleys, the scale of the terraced buildings contrasted to the form of the core buildings, and the variety of uses and residents which support the activity in the market core."

Carl Feiss, F.A.I.A., nationally known expert on historic preservation, after inspecting the Public Market district, has written that the entire 7 acres merit being listed on the National Register of Historic Places.

The architecture of the market district has been viewed as unique throughout its history. The core market buildings, Farmers Row, the arcade, the Economy and Outlook Markets were designed by Frank Goodwin between 1907 and the 1920's. Other markets were added to these core structures (as described in section 7). In the mid 1920's, Arthur Goodwin, President and General Manager of Pike Place Public Markets, Inc., was traveling throughout the United States

SEE INSTRUCTIONS

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as a market consultant, designing markets in Hollywood, San Francisco, Honolulu, San Jose, Portland, Los Angeles and Tacoma, as well as in Vancouver, B.C. The Pike Place system of markets and its architecture was being used as a model throughout the United States by 1929. It was nationally recognized and articles appeared in *McCLURE'S*, *HARPERS*, the *MINNEAPOLIS JOURNAL*, and the *PHILADELPHIA PUBLIC LEDGER* describing the Seattle marketing system at Pike Place.

National significance was drawn to the Pike Place marketing district in part due to its unusual architectural design. Victor Steinbrueck says the area has "Architecture as space with people which is constantly modified by the varied colorful displays of food and objects accented by sounds and smells. . . .The market core buildings are a most intriguing series of passageways and openings with varied spaces, shops, stalls, ramps, stairways and openings which could hardly be designed but had to grow with the market. The materials are common and ordinary but the spaces, lighting and character are rich and unique in variety." It is important that the seven-acre marketing district be continued as an organic whole rather than having the core market buildings (1.7 acres) cut off as a museum piece apart from the life which surrounds it. The position taken by the citizens of Seattle is that the ecology of the seven acre marketing district should be preserved so that the organism or total entity is not destroyed by architecturally or historically discordant structures.

The Pike Place marketing district is an area in which people from all economic, ethnic, and social backgrounds come together to live and work in harmony. The cultural significance of the market district is in the diversity sustained within its boundaries. The annals of history shows farmers and merchants in the Pike Place marketing district from Spain, China, Japan, Italy, Mexico, Norway, Sweden, Denmark, Great Britain, Ireland, Russia, the Philippines, France, Germany, Bolivia, Greece, Turkey, and many other countries of the world. The sounds of the market have been, in part, a blending of the many native languages spoken by farmers, merchants and customers.

The Pike Place marketing district has always been one place in Seattle where a very limited English vocabulary would be sufficient. Age-old sign language and simple marketing words were easily picked up by immigrants who came to work in the market. A report for the *SEATTLE STAR* in 1915 characterized the remarkable cultural mix and harmony in the market, "Smith's English Bakery was directly across from the Kiaska German Delicatessen and never a loaf of bread flew from the English bread cases to the German counter," even though it was World War I and their relatives were fighting in the trenches of Europe.

Shoppers from all income categories and social upbringings have frequented the market since its inception. On the first market day, August 17, 1907, a group of wealthy socialite women, armed with shopping baskets, were a part of the scramble to buy vegetables offered by the ten farmers who managed to make their way over muddy roads to Pike Place. The wealthy shopper has continued to buy the freshest produce and gourmet foods at the market. For the poor family the Pike Place market provided inexpensive food and excitement and entertainment in the colors, smells, sounds, and market personalities. The average housewife experienced an enjoyable day away from home.

Victor Steinbrueck catches the cultural significance of the marketing district in the following passage from *MARKET SKETCHBOOK*, "Nowhere else is there to be found such a broad social mixture going about its business in a natural and uninhibited way. People of all races, all religions, nationalities, and all income levels come together freely to work and shop, to linger and look and enjoy themselves in an easy atmosphere traditionally and necessarily free of prejudice. Here is the dramatic experience of people acting out their daily existence through face-to-face encounter and involvement, in contrast to the sterile, dehumanizing environment that has grown to be typical of much of our urban world."



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8. Significance (3)

The historical significance of the Pike Place marketing district is related to the development of the city of Seattle and the economic trends in the nation through the market's sixty-five years of growth and change. The market provides a living heritage of food marketing in its simplest form where the producer meets the consumer directly. More complex marketing systems have developed since the 1900's and the supermarkets have drained much of the volume business that once passed exclusively at Pike Place. However, many farmers and shoppers prefer the direct approach and the age-old method is carried on every marketing day. The events and personages making up the history of the Pike Place marketing district are outlined in the attached "Chronology of Events in the History of the Pike Place Marketing District." The life of the core market buildings (1.7 acres placed on the National Register including Pike Place, Economy, and Corner Markets) has been historically interwoven with that of the surrounding marketing district. To illustrate this point, events affecting the core market are in **bold type** and events affecting the area outside the core within the seven-acre market area are in *italic type*.

**A CHRONOLOGY OF EVENTS IN THE HISTORY OF THE
PIKE PLACE MARKETING DISTRICT**

1891 *George and Charles Helgesen opened HELGESEN BROS. GROCERY at 1939 Western Avenue. This was a pioneer grocery store in the city of Seattle and serviced the residential community on Front Street (First Avenue) between Pike Street and Virginia Street.*

1897 **Giuseppe "Joe" Desimone came to Seattle after traveling by boat from Avellino, Italy, to New York City where he stayed for a few months.**

1900 *HELGESEN BROS. GROCERY transferred to a new location at 1929 First Avenue. This grocery store specialized in Scandinavian foods, offering barrels of lutefisk, pickles, herring, and other preserved foods in containers in front of the long counters of the store. In 1900 there was a bluff which dropped off abruptly from First Avenue down to the waterfront between Pike and Pine. Seattle pioneer families lived in the blocks between Pike and Virginia during these years. John Prothers Jones, Captain Griffiths, J.Y.C. Kellogg, and Thomas Miles were a few who lived in this neighborhood. The Jones family still owns much of the original family property on First Avenue.*

1900 **Frank Goodwin traveled to Seattle from Washington, D.C. He went to Alaska for the gold rush and took out a claim which paid him well.**

1901 *The HOTEL LIVINGSTON was opened for business at 1931 First Avenue (corner of First and Virginia). This building was inscribed the Landes Block after Colonel Henry Landes of Port Townsend. Colonel Landes held the title Colonel of the National Guard of Washington Territory and was well known in business circles as the founder of the First National Bank of Port Townsend. He held land parcels throughout the territory and at this time owned the land and building at First and Virginia.*

The BUTTERWORTH BUILDING was opened at 1917 First Avenue. The three-story building, plus two floors below ground, was built for Edgar R. Butterworth, founder of Butterworth's Family Mortuary. The Butterworth family operated the business which in these early years was entitled "Butterworth Undertakers." and later changed to Butterworth Mortuary. Edgar Butterworth is generally credited with introducing the words "mortuary" and "mortician" into the undertaking business and he



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also introduced the first horse-drawn hearse north of the Columbia River. This building has already been placed on the National Register for its individual distinction. Its construction was one part of the rapid change after 1900 between Pike and Virginia on First Avenue from a family residential district to a business apartment district.

1904

The STEWART HOUSE HOTEL was built to provide housekeeping rooms for the growing numbers of single male residents in Seattle. The modest rooms were within the price range of the average working man. Other hotels were built along First Avenue during the post-fire building boom. Those hotels which were erected in what was to become the marketing district were the SUMMIT (Front Street and Stewart), HOTEL LOTUS and HOTEL NICHOLAS (between Pine and Pike on Front Street).

1906

The SMITH BUILDING (1923 First Avenue) was constructed. Records are unclear as to the original use of this building but it probably had various office tenants until 1920 when it was bought by the Marine Engineers Benevolent Association for the labor offices and lodge hall of that organization.

February, 1907

Arthur Goodwin, age 20, arrived in Seattle from New York to work as bookkeeper for his uncles at Goodwin Real Estate Co.

June & July, 1907

Pike Place was completed, a street cut diagonally across the face of a bluff. Councilman Thomas Revelle was instrumental in obtaining permission from the city to use Pike Place for public marketing purposes.

August 17, 1907

Declared "Market Day" by Acting Mayor Charles H. Burnett. Approximately ten farmers brought their wagons to Pike Place.

August 25, 1907

Vashon Island Farmers Association (154 members) requested shelter for their produce. Shortly after this request the organization set up a stall on the corner of Stewart and Pike Place. The stall was one of the few buildings on the east side of Pike Place at this time and could be recognized by its sign VASHON ISLAND FRUIT GROWERS ASSOCIATION.

September, 1907

Frank Goodwin and Ervin Goodwin purchased property at Pike Place (Leland Hotel north, the Leland was first recorded in the Seattle telephone directory in 1900). Frank Goodwin designed a 76-stall structure and oversaw its construction north of the Leland Hotel. These buildings were owned on record by the Goodwin Real Estate Company with three Goodwin brothers - Frank, President; Ervin, Vice President; and John, Secretary.

November 30, 1907

Dedication of the new market building with about 120 tenants. Farm wagons lined both sides of Pike Place and farmers stall space was still inadequate. There were only 70 stalls, each four feet wide.

A simple one-story market building was constructed at 600-606 Pike Place (corner of Pine) to house the GEM EGG MARKET. The building retained its marketing functions through time as tenants changed to a grocery store and then the Family Shoe Mart in the 1930's.



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1909 Outlook Hotel (83-85 Pike Street) first appears in Seattle telephone directory, and, by 1910, the Outlook, Inc. had J. C. Michaels, President, and G. T. Olds, secretary-manager.

1910 Sanitary Market and Silver Oakum Buildings constructed. The Sanitary Market was hailed as a modern, efficient public market and with the artistic use of glass was a beautiful addition to the marketing district. The Sanitary Market kept a similar stall arrangement to other markets in the area and attracted many small fish, meat, and grocery businesses and restaurants. The Silver Oakum Building was originally owned by Ben Silver. One can only conjecture that the "Silver" in the name came from Ben Silver and the "Oakum" from the rope used by sailors and seamen who lived in the apartments most of the year.

The two-story triangular building south of the Silver Oakum, 1520-1528 Pike Place, was also built in 1910. This building housed the South Park Poultry Company, Carnation Packing Company, and various groceries through time. South Park Poultry Company has continued to serve in the market district through 1972. When it first opened, chickens hung from hooks in the ceiling and eggs were piled into large containers.

The Alaska Trade Building (1917 First Avenue) was erected during this period. This building has been placed on the National Register for its value as the first steel and reinforced concrete building in the Pike Market area but more importantly, for its association with the UNION RECORD, the only daily wholly owned labor newspaper in the U.S., which had its entire press operation at First Avenue from 1918 to its demise in 1928.

October 7, 1910 Public Market and Department Store Co., (President, Frank Goodwin; and associates E. S. Goodwin, John Goodwin, D. B. Fairley, R.E.B. Smith and others) assumed control of the Pike Place Market building. Frank Goodwin stated that the new company would enlarge and improve the old building which currently occupied all ground on the northwest corner of Pike Street and Pike Place. The company would provide an expanded three-or four-story market structure, set back the building ten feet from sidewalk and leave a 70-foot sidewalk from Pike Street to Virginia for farmers. This was Frank Goodwin's vision in 1910.

August 19, 1911 Dedication of 1,200-foot market extension, north of the first market building. Business occupants: Friedlander Florist, Big White Fish Market, M & K Coffee (lower floor), St. Germaine's Bread, and Mannings.

1912 The Corner Market was completed as well as the viaduct from Pike Place to the waterfront. The viaduct was a 560-foot ramp over which 1,640 persons traveled per day during the first months after its construction.

Ordinance No. 31252 was signed to designate a portion of Post Street for Public Market Places. This allowed for the Outlook Market (bottom floor of Outlook Hotel) to set up show cases along Post Street.

The main market building and the lower floor of the Leland Hotel were remodeled. A triangular section was added from Western Avenue side of Leland to Western Avenue.

March 4, 1913 Seattle citizens rejected an \$150,000 bond issue for a public market in a



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subway which would be excavated under 800 feet of Pike Place. If passed, it would have provided 400 additional stalls and a conveyor to the wharf.

1914

The Fairmount Hotel, 1907 First Avenue was opened and listed in the telephone directory as "new, fireproof, In Shopping District, Commanding Grand Marine View, all outside large modern finished rooms with bath and phone."

1915

Arthur Goodwin became Assistant Manager of Public Market and Department Store Co. In 1917, he was promoted to the general manager's position.

June 21, 1915

Ordinance No. 34888 was signed authorizing the Building Department to construct an office at Pike Place for the Market Master.

1916

A delivery service and bag store were providing service to the market patrons. Both were located on the east side of Pike Place. The delivery service took large packages to the customers' home for a fee. The bag store supplied farmers with paper bags and as a bonus, printed price markers daily to the farmers' specifications on brown and white paper bags. This first bag store was operated by people of Japanese origin who used the traditional artistic SUMI brush and ink in painting the daily price markers.

November 11, 1916

The Economy Market opened. Goodwin Real Estate Co. had obtained a lease on the First and Pike Building in order to improve the quarters for 60 stalls. Frank Goodwin was the architect in transforming the Bartell Building into the Economy Market.

July 13, 1917

Ordinance No. 37531 signed establishing a public market at Westlake and 6th Avenue.

August 14, 1917

Ordinance No. 36263 signed allowing Seattle Real Estate Association to build a sidewalk and curb on south side of Pike Street from First Avenue to the alley between First and Western Avenues.

September, 1917

Pike Place Market showed 5,217 farmers in attendance for the month, Westlake Market had 14 farmers and Pine Street had 562.

1918

Dunn's Seeds opened store at 1912 Pike Place on the site of the Aries' family farm which had moved outside of the city. Dunn's provided storage space for farmers and a complete line of seeds. Pike Place Market farmers and shoppers were regular customers at Dunn's and as the store's reputation grew, a mail order business was added.

March, 1918

Seattle deemed it a "wartime necessity" that the city go into the fish business because the price of fish was too high. The State Fish Commission offered to furnish the city with salmon from state fish hatcheries. As a result, the City Fish Market was set up at the Pike Place Market at the foot of Pike Place and Stewart.

February 6, 1919

The Seattle General Strike began and the Pike Place Market remained open all day although there were no shoppers due to lack of streetcar service and general fear throughout the city. Most of the store shelves had



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(Number all entries) **8. Significance (7)**

been emptied the day before as people prepared for an emergency which was predicted to last several weeks at a minimum. By February 9, most people were back at work and streetcars were taking people back and forth to the market.

October, 1919

City Council voted to cancel lease of Pike Place for farmers' use.

1920-1921

Hearings before the City Council Harbors and Public Grounds Committee on selection of a site for an expanded farmers' market. The Public Market and Department Store Co. submitted plans for an addition to the Pike Place market buildings and the Westlake Market Company proposed a building on the Westlake Market site. On April 25, 1921, the City Council voted in favor of the Pike Place location.

August 5, 1922

Expanded Pike Place market building dedicated. Sixty farmers now housed in new city-built steel shed north of market buildings, and an addition on the south end of the market building provided 44 farmers spaces. The Post Street alley was opened for showcases on the Economy Market and Outlook Market sides with rest seats in between the markets. In general, all farmers' stalls were moved off street and placed under cover in the arcade. Under the lease agreement with the city, the Public Market and Department Store Co. exchanged its private property used as a public sidewalk for certain stalls in the middle of the city sidewalk, the "GG" stalls. Origin of the term "GG" is obscure, but it is thought that the initials stand for "Green Grocer." These stalls were rented at fairly high rates to vegetable and fruit farmers. One of the first to take advantage of this permanent stall arrangement was Joe Desimone. He bought stock in the market company and took a lease on a large produce stall, an outlet for his South Park farm goods.

August 5, 1922

Pike Place farmers organized a protest against the location of farmers' stalls under the newly designed market. The farmers were incorporated as the Farmers Public Market and threatened to set up their own market in another location. The issue was resolved by moving the farmers' stalls back to the south of the market with the exception of the "GG" stalls reserved for the market company.

1923

The Enumclaw Creamery opened at the First Avenue level of the Fairmount Hotel. This shop was the exclusive distributor of high grade cream and butter produced by the Enumclaw Coop. It was owned by Mr. and Mrs. Lloyd Graves. In 1931 the name of the store changed to the Fairmount Dairy and it continued providing unsalted butter, buttermilk, ice cream, and cream to shoppers in the Pike Market district.

June 8, 1923

New farmers' arcade for 160 additional stalls opened north of Pike Place market buildings.

March 14, 1924

Municipal Market Building completed and opened with stalls for farmers. Entire building was under the control of the city.

December 28, 1925

Pike Place Public Markets, Inc. (Arthur Goodwin, President and general manager, and Walter Taylor, Vice President) bought the market buildings for \$750,000.

Consideration for renewal of the city's lease at the Pike Place market



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

STATE	Washington	
COUNTY	King	
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(Number all entries) 8. Significance (8)

brought out anew the farmers dispute. The Associated Farmers of the Pike Place Market (W.R. Soames, President) and the Charmed Land Vegetable Growers, represented by attorney George Vandever, petitioned the City Council for city farmers' right to use the "GG" stalls and stalls over the Western Avenue bridge. Arthur Goodwin presented Pike Place Public Markets, Inc. position that the 1921 contract between the city and the market company gave the company the right to lease the GG stalls. The City Council made no decision but referred the legal questions to the corporation counsel who decided in favor of the market company.

1927 Walter Taylor was bought out and Joe Desimone became Vice President of Pike Place Public Markets, Inc.

1928 *The Champion Building (1926-1928 Pike Place) was erected for the Dollar Cab Company as a garage. The construction of th building was unusual as the cement was imported from Sweden. This was one of the first parking garages in Seattle. It was later used as a meat packing company and has remained thus ever since.*

March 21, 1928 Grant Stevens, city market master, was forced to resign over extortion charges. A city investigation was ordered into market management. The investigation resulted in findings that the market had been mismanaged, needed tighter fiscal control and Stevens was an unsuitable man for the position.

1929 Arthur Goodwin published **MARKETS: PUBLIC AND PRIVATE**. Farmer participation dropped. In this year, 488 farmer-sellers were licensed at Pike Place (reduction from 627 in 1926). This reduction was probably due to mortgage foreclosures on farms and the elimination of steamer service to farm communities around Puget Sound.

McDONALD's grocery, opened at 1534-36 Pike Place after having moved from locations at 1007 Stewart and the Corner Market.

1931 *Farmers selling at the northern end of the market sought shelter from the market company or the city. The umbrellas provided for the farmers did not keep the rain off the produce. Personal accounts of farmers during this period showed they were better off than most urban citizens of Seattle. However, life continued to be very hard work. For example, Mr. and Mrs. Emil Schmid who lived on the east side of Lake Washington arose each market morning at 3:00 a.m., fed the chickens and cows, ferried across Lake Washington, and drove their truck by highway to the Pike Place market where they set up a stall of dressed chickens and eggs. They did not reach home until late each evening.*

The Pike Place market celebrated its Silver Anniversary with a band and sales prices, discussion continued on the location of public farmers' stalls and the market district was struck by two publicized burglaries. The number of farmer-sellers at Pike Place returned to 627 (the same number reached in the peak year 1926).

The seven-acre marketing district had developed into a very popular flourishing area. Merchants in shops throughout the area joined together to advertise weekly as the "Public Market Center." One advertisement in



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

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(Number all entries)

8. Significance (9)

an April edition of the TIMES had the participation of Model Grocery and Tokio from the Sanitary Market, McDonalds (Annex at 1007 Stewart and main store at 1534-36 Pike Place), Eba's Market on a new site just north of McDonald's, the South Park Poultry Company, the Fairmount Dairy, and Reynold's "Right Price Grocery". All of these groceries and markets were outside the core Pike Place Market buildings, yet they advertised with central market merchants, and all benefitted by the two hours free parking that was given in a large lot nearby. There was a sense of community between these merchants which covered the extent of Pike Place, up Pine, Stewart, and Virginia Streets and along First Avenue. Business was at a peak throughout the entire complex of markets. Since this was the most popular shopping area in all of Seattle, storekeepers experienced occasional burglaries during the desperate days of the Depression.

1933

Passage of the state's Agricultural Adjustment Act set up an elaborate system of marketing and price fixing agreements which were devised to bring farmers a stable price level. The A.A.A. brought very little criticism from the farmers at Pike Place but the nearby Security Public Market charged that the law forced the market to fix prices "higher than the public can afford to pay" and proceeded with a lawsuit against the State Department of Agriculture. The City of Seattle's enforcement of a "true weights" law resulted in the seizure of some scales in the Pike Place Marketing district and the short weight scales were dumped by weights enforcement officials into Puget Sound. I. A. Caraco joined the Pike Place Public Markets, Inc. as vice president during this year.

1934

The Associated Farmers of the Pike Place Market continued pressuring for the interests of the farmers and were successful in getting the stall rental fees reduced. Superior Court Judge Howard Finley ruled that Mayor John Dore must sign a lease on behalf of the city for space in the Pike Place market.

1935

In January, 23,000 customers were counted in the Pike Place market on weekdays and on Saturdays, and 40,000 to 50,000 shoppers passed through the marketing district. Many stores offered free samples of food during this period and hungry, unemployed persons enjoyed the merchants' generosity. Aroused public concern resulted in city council passage of rules against "chiselers" in the Pike Place Market. The rules made certain that the farmer-sellers at the public markets sold products raised on their own property and authorized city inspection of the farms. The Agricultural Adjustment Act was invalidated in a Washington State Supreme Court decision.

1936

Between March and December, a series of debates in front of the Seattle City Council Harbors and Public Grounds Committee was the background for a renewed dispute over the farmers right to the GG stalls. The Associated Farmers of the Pike Place Market presented the farmers' position and Pike Place Public Markets, Inc. spoke for private enterprise. On May 3 the lease was renewed and the market company agreed to make many improvements affecting city farmers, in return for retaining control of rental in the GG stall area.



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

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(Number all entries) 8. Significance (10)

1939

The Pike Place core market buildings were remodeled. These improvements included a site installation of a steel pipe bulkhead replacing a wooden bulkhead, 6,000 square feet of additional floor space on the lower floor, a new sidewalk on the Pike Place arcade, and plumbing and lighting improvements in the farmers stalls. 515 farmer-sellers took out licenses to sell at the Pike Place Public Market.

1941

Arthur Goodwin sold his interests in the market company and Joe Desimone became President, Pike Place Public Markets, Inc. with I. Caracao as vice president. On December 15, 1941, a three alarm fire gutted the Sanitary Public Market. Soldiers and sailors on leave in the city helped to keep spectators back and held hoses for the firemen. The Corner market and a wooden hotel on both sides of the market were undamaged. The market was rebuilt under new ownership during 1942 and most of the tenants remained with the newly constructed Sanitary Market.

1942

In May of this year, citizens of Japanese descent were evacuated from King County. Approximately 60 to 80% of the farmers at the Pike Place Market were of Japanese descent prior to this time. The SEATTLE TIMES photographed the empty farmers arcade at Pike Place and commented, "Vacant stalls like these at Pike Place Public Markets confronted shoppers at numerous Seattle markets today. The Japanese operators of many of the stalls have been evacuated." Due to the lack of farmers, the Municipal Market building was used for rummage sales, antique shops, butcher shops, and cafes.

A Horsemeat market opened on Pike Place, catering to those who preferred meat during wartime meat shortage and rationing. The Office Of Price Administration was located close to the market district at 109 Stewart. The O.P.A. regulated rationing controls on the butcher shops, butter farmers, and other merchants within the market district during wartime. There was a labor shortage in the market district but business boomed. Most of the businesses vacated by Japanese merchants and farmers were replaced by others. For example, the Pork House location (previously a Japanese-owned business) at 1918 Pike Place was taken over by Soames Paper Co. Dunn's Seeds was doing a very good business as people were planting "wartime gardens" in fear of a vegetable shortage. Ships in Elliott Bay brought a large volume business to the grocers such as Eba's Market and particularly McDonald's which carried gallon containers of preserved and dried goods. Owners of the Fairmount Dairy kept a close accounting of all butter fat sold for reports submitted to nearby Office of Price Administration.

The number of farmers licensed to sell at the Pike Place market was down to 196.

I.A. Caraco left the Seattle area and Richard Desimone became general manager of the Pike Place Public Markets, Inc.

Joe Desimone died and Richard Desimone became president and general manager of Pike Place Public Markets, Inc.

Seattle Garden Center opened at Pike Place in building which housed the Gem Egg Market in earlier years.



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	Washington
COUNTY	King
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(Number all entries) 8. Significance (11)

1947

The "gag rule" was imposed by the city market master upon the farmers and merchants selling at the Pike Place Market. The rule, long on the books but not enforced, forbade hawking, shouting, or loud singing to sell goods. One farmer salesman said, "I used to sing and shout and people say: 'Armand sell good stuff today. He couldn't sing so loud if the tomatoes they rot.'"

1949

On April 13, the heaviest earthquake in Seattle's history ripped through the Pike Place Market and the rest of the city. Many people were within the core market buildings as they swayed with the force of the earthquake. The electricity failed and people streamed out of the buildings onto the street. One man was left all lathered up, strapped into a barber chair. When merchants and customers returned to the darkened buildings nearly an hour later, they found little damage other than a few wall cracks which the market company and merchants speedily repaired.

The Silver Oakum Building underwent major repairs from the earthquake damage.

1950

Harlan Edwards announced plans to build a modern parking garage on the location of the Pike Place Market and the plan met with resistance from many Seattleites.

1956

Merchants within the Pike Place marketing district organized the Pike Place Farmers Market Association with the purpose of advertising and improving the public market shopping facilities. The city of Seattle considered giving up the city's role in the Pike Place Market but the City Council voted in May, 1957, to continue the lease between the city and the market company. Mondo Desimone, son of Joe Desimone, joined the market company as vice president.

November 11, 1961

A \$40,000 fire which began near the Stewart Street bridge over Western Avenue razed the Municipal Market Building. The building was gutted and approximately 20 small businesses were wiped out in the fire.

1963

An urban renewal project for the Pike Place Market was proposed by the City of Seattle. In response to the urban renewal planning, the Friends of the Market, a volunteer civic organization, formed with the goal of "dedication to saving and renewing the historical Pike Place Market and district through a program of community planning."

December 1, 1971

Passage of an ordinance, by initiative, to preserve, improve, and restore the Pike Place Markets, Creating the Pike Place Market Historical District...and establishing an Historical Preservation Commission and providing for administration and enforcement.



9. MAJOR BIBLIOGRAPHICAL REFERENCES

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 Copeland, Lee. "Address to Washington State Historical Advisory Committee"
 June 30, 1972.
 Documents and blueprints, City of Seattle Clerk's files
 Gee, Nancy. Reflections in Pike Place Markets, Seattle, Superior Pub. Co.,
 1969
History of the Pacific Northwest, Oregon and Washington, pp. 421-2
Interviews with merchants, residents and farmers of Pike Place marketing
District.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 . .	0 . .		0 . .	0 . .	
NE	0 . .	0 . .		0 . .	0 . .	
SE	0 . .	0 . .		0 . .	0 . .	
SW	0 . .	0 . .		0 . .	0 . .	

Pine St. at the Alley Between 1st
 Ave. and Pike Place
 47° 36' 37" 122° 20' 25"

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Seven Acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
James E. Mason, Project Manager

ORGANIZATION: **Pike Project, Department of Community Development** DATE: **Dec. 18, 1972**

STREET AND NUMBER:
City of Seattle

CITY OR TOWN: **Seattle,** STATE: **Washington** CODE: **53**

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name Charles H. Odegaard
 Charles H. Odegaard

Title Director - Washington State Parks & Recreation Commission

Date January 8, 1973

I hereby certify that this property is included in the National Register.

Robert Van Utley
 Director, Office of Archeology and Historic Preservation

Date 1/20/73

ATTEST:
Wm. [Signature]
 Keeper of the National Register

Date 2-16-73

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
3/13/70	

(Number all entries)

9. Major Bibliographical References (Con't.)

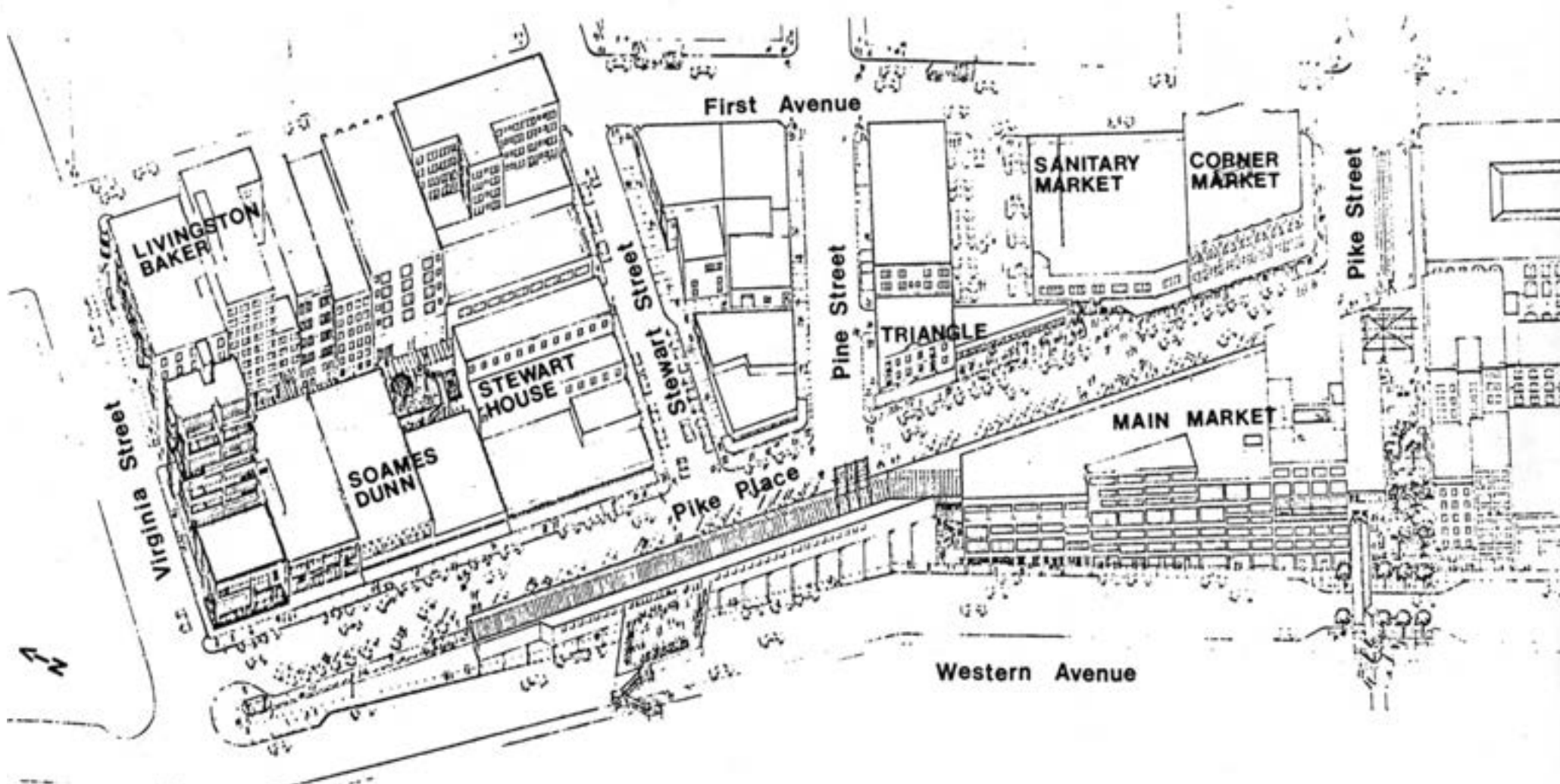
"National Criteria for Historic Places", Federal Register, Volume 36, No. 35,
February 30, 1971, p. 3310-3311.

Newspaper articles from the Seattle Times, Seattle Post Intelligencer,
Seattle Star, and Union Record from 1907 through 1950.

Steinbrueck, Victor, Market Sketchbook, University of Washington Press, 1969,
Seattle

Tobey, Mark, World of a Market, University of Washington Press, Seattle, 1966





LIVINGSTON
BAKER

SOAMES
DUNN

STEWART
HOUSE

First Avenue

SANITARY
MARKET

COBNER
MARKET

TRIANGLE

MAIN MARKET

Virginia Street

Stewart Street

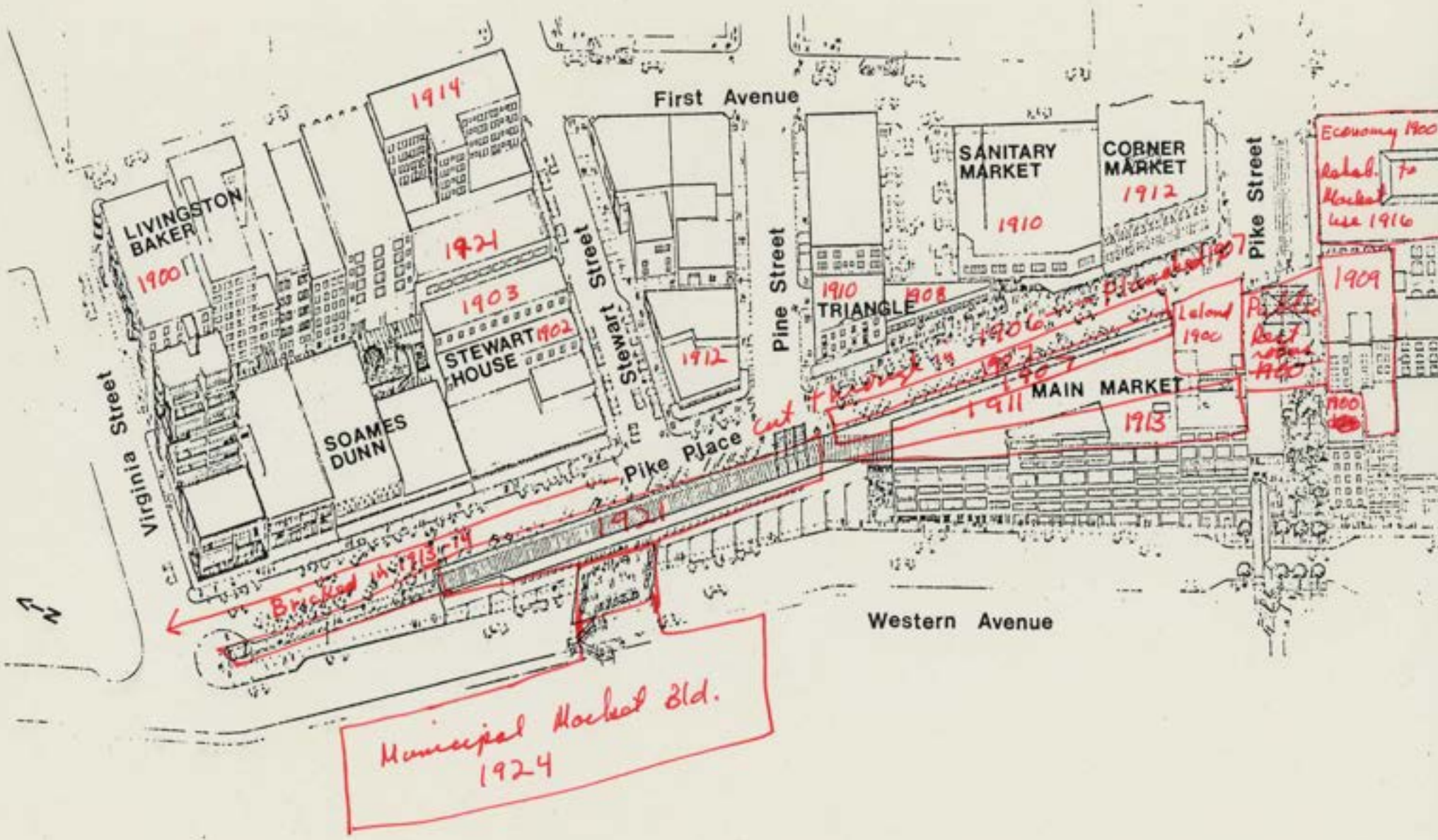
Pine Street

Pike Place

Pike Street

Western Avenue







NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
3/13/70	

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market Historical District			
AND/OR HISTORIC: Pike Place Public Market			
2. LOCATION			
STREET AND NUMBER: 7-acre district bounded by First Ave., Virginia St., Western Ave. and a line, parallel to Union St., marked by the south wall of the			
CITY OR TOWN: Economy Market, extending from First Ave. to Western. Seattle			
STATE: Washington	CODE 53	COUNTY: King	CODE 033
3. PHOTO REFERENCE			
PHOTO CREDIT: City of Seattle (Pike Project)			
DATE OF PHOTO: 8/72			
NEGATIVE FILED AT: 35 mm slide--Pike Project Office			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Overhead view looking west into the Pike Place marketing district down Pike St. to Pike Place from First Ave. Economy Market on left; Corner Market on right.			





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

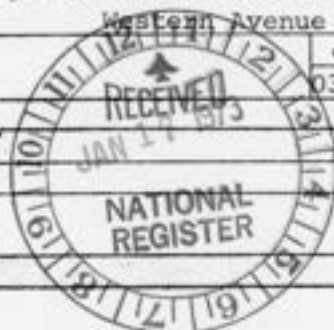
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	3/13/70

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market Historical District			
AND OR HISTORIC: Pike Place Public Market			
2. LOCATION			
STREET AND NUMBER: 7-acre district bounded by First Avenue, Virginia St., Western Avenue, and a line, parallel to Union St., marked by the south			
CITY OR TOWN: wall of the Economy Market, extending from First Ave. to Seattle			
STATE: Washington	CODE 53	COUNTY: King	CODE 033
3. PHOTO REFERENCE			
PHOTO CREDIT: City of Seattle (Pike Project)			
DATE OF PHOTO: 7/68			
NEGATIVE FILED AT: 35 mm slide--Pike Project Office			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Arcade on first floor of the Economy Market building, looking east toward First Avenue. View shows characteristic wood and metal display tables, lighting over tables and column treatment. The bare bulb lighting arrangement in the ceiling is unique to this area of the market.			





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

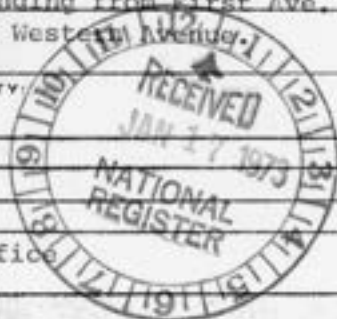
NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	3/13/90

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market Historical District			
AND OR HISTORIC: Pike Place Public Market			
2. LOCATION			
STREET AND NUMBER: 7-acre district bounded by First Avenue, Virginia St., Western Avenue, and a line parallel to Union St., marked by the south wall of the Economy Market, extending from First Ave. to			
CITY OR TOWN: Seattle		Western Avenue	
STATE: King	CODE 53	COUNTY:	CODE 033
3. PHOTO REFERENCE			
PHOTO CREDIT: City of Seattle (Pike Project)			
DATE OF PHOTO: 8/72			
NEGATIVE FILED AT: 35 mm slide -- Pike Project Office			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Landes Block building, 1937 First Avenue, corner of First Avenue and Virginia St.			





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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COUNTY King	
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ENTRY NUMBER	DATE
	3/13/70

1. NAME		
COMMON: Pike Place Public Market Historical District		
AND/OR HISTORIC: Pike Place Public Market		
2. LOCATION		
STREET AND NUMBER: 7-acre district bounded by First Avenue, Virginia St., Western Avenue, and a line parallel to Union St., marked by the south wall of the Economy Market, extending from First Ave. to Western Ave.		
CITY OR TOWN: Seattle		
STATE: Washington	CODE 53	COUNTY: King
3. PHOTO REFERENCE		
PHOTO CREDIT: City of Seattle (Pike Project)		
DATE OF PHOTO: 8/72		
NEGATIVE FILED AT: 35 mm Slide--Pike Project Office		
4. IDENTIFICATION		
DESCRIBE VIEW, DIRECTION, ETC. Rear view of main market complex on Pike Pl. and Ave. Several landmarks outside the historic district, representative of various periods in the city's history, are shown in the background. Just left of the Public Market sign is the Northern Life Tower (1928). The 51-story Sea-First Building (1969) is at center, with the spire of the Smith Tower (1914) at right.		



SEE INSTRUCTIONS



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

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STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
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COMMON: Pike Place Public Market Historical District			
AND OR HISTORIC: Pike Place Public Market			
2. LOCATION			
STREET AND NUMBER: 7-acre district bounded by First Ave., Virginia St., Western Ave. and a line, parallel to Union St., marked by the south wall of the			
CITY OR TOWN: Economy Market, extending from First Ave. to Western Seattle			
STATE: Washington	CODE 53	COUNTY: King	CODE 693
3. PHOTO REFERENCE			
PHOTO CREDIT: City of Seattle (Pike Project)			
DATE OF PHOTO: 5/72			
NEGATIVE FILED AT: 35 mm slide--Pike Project Office			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. View north on Pike Place. The Space Needle is visible in the center background. Another landmark--the Terminal Sales bldg. just outside the historic district--dominates the center middleground. Just in front of that building, seen from the rear, are the Landes Block, Smith Block, Butterworth and Fairmount Hotel buildings in the historic district.			





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

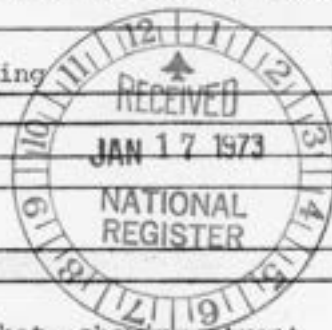
NATIONAL REGISTER OF HISTORIC PLACES
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STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
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2. LOCATION			
STREET AND NUMBER: 7-acre district bounded by First Avenue, Virginia St., Western Avenue, and a line parallel to Union St., marked by the south			
CITY OR TOWN: wall of the Economy Market, extending from First Ave. to Western. Seattle			
STATE: Washington	CODE 53	COUNTY: King	CODE 033
3. PHOTO REFERENCE			
PHOTO CREDIT: City of Seattle (Pike Project)			
DATE OF PHOTO: 5/72			
NEGATIVE FILED AT: 35 mm -- Pike Project Office			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			
View looking north on Pike Place from Economy Market, showing street activity, open stalls on first floor of Corner Market building, and many small businesses extending along east side of Pike Place. Main market arcade is out of view in front of parked cars on left.			



**NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 3/13/70	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: **Pike Place Public Market Historical District**

AND OR HISTORIC: **Pike Place Public Market**

2. LOCATION **7-acre district bounded by First Avenue, Virginia St.,**

STREET AND NUMBER: **Western Avenue, and a line parallel to Union St., marked by the south wall of the Economy Market, extending from First Ave. to**

CITY OR TOWN: **Seattle** **Western Avenue.**

STATE: **Washington**

CODE
53

COUNTY: **King**

CODE
033

3. MAP REFERENCE

SOURCE: **USGS 7.5 Seattle South Quadrangle**

SCALE: **1:24,000**

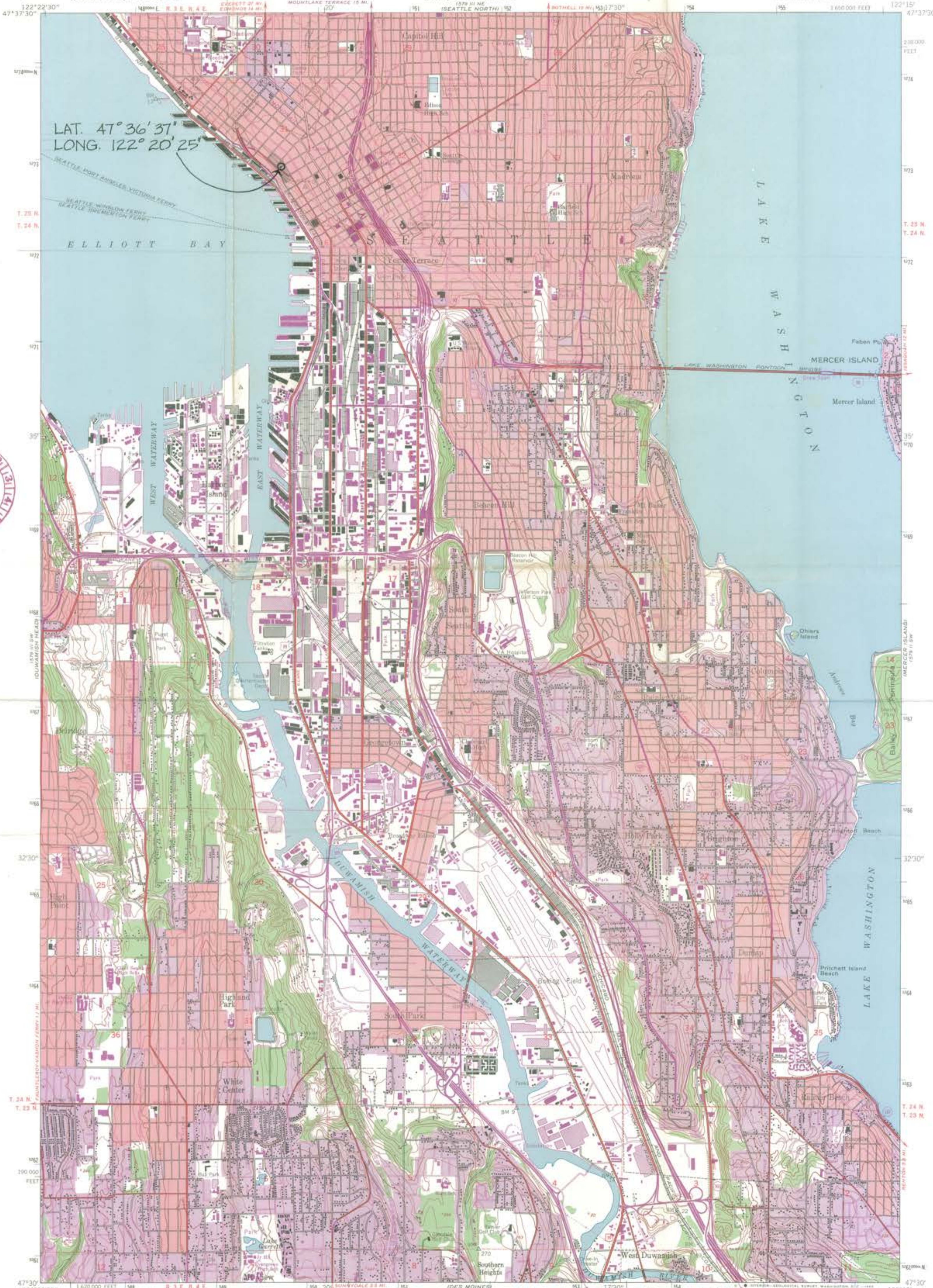
DATE: **1949**

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.





LAT. 47° 36' 31"
LONG. 122° 20' 25"



UWA
10/5/49 600
5272930
CS

Mapped by the Army Map Service
Published for civil use by the Geological Survey
Control by USC&GS, USCE, and King County Engineer office
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1943. Field check 1949
Polyconic projection. 1927 North American datum
10,000-foot grid based on Washington coordinate system,
north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 10, shown in blue
Red tint indicates areas in which only landmark buildings
are shown
No distinction is made between barns, dwellings,
commercial and industrial buildings.

SCALE 1:24000

CONTOUR INTERVAL 25 FEET
DATUM IS MEAN SEA LEVEL

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 11 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled by the Geological Survey from
aerial photographs taken 1968. This information not held checked
Purple tint indicates extension of urban areas

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———
Interstate Route ———

SEATTLE SOUTH, WASH.
SE/4 SEATTLE 15' QUADRANGLE
N4730—W12215/7.5
1949
AMS 1079 III SE—SERIES V891

WASHINGTON
QUADRANGLE LOCATION

CAPTAIN'S FISHERMEN'S TERMINAL
SEATTLE, WASH. 98118
RND 1224 SECOND AVE.
SEATTLE, WASH. 98108

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 3/13/70	DATE

1. NAME

COMMON: Pike Place Public Market Historical District
AND OR HISTORIC: Pike Place Public Market


2. LOCATION

STREET AND NUMBER: 7-acre district bounded by First Ave., Virginia St.,
Western Ave. and a line, parallel to Union St., marked by the south wall of
the Economy Market, extending from First Ave. to Western.

CITY OR TOWN:
Seattle

STATE: Washington	CODE 53	COUNTY: King	CODE 33
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3. MAP REFERENCE

SOURCE: Pike Project, Department of Community Devel.  Seattle
Baird's Real Estate Atlas, 1908

SCALE: 1: 2,400

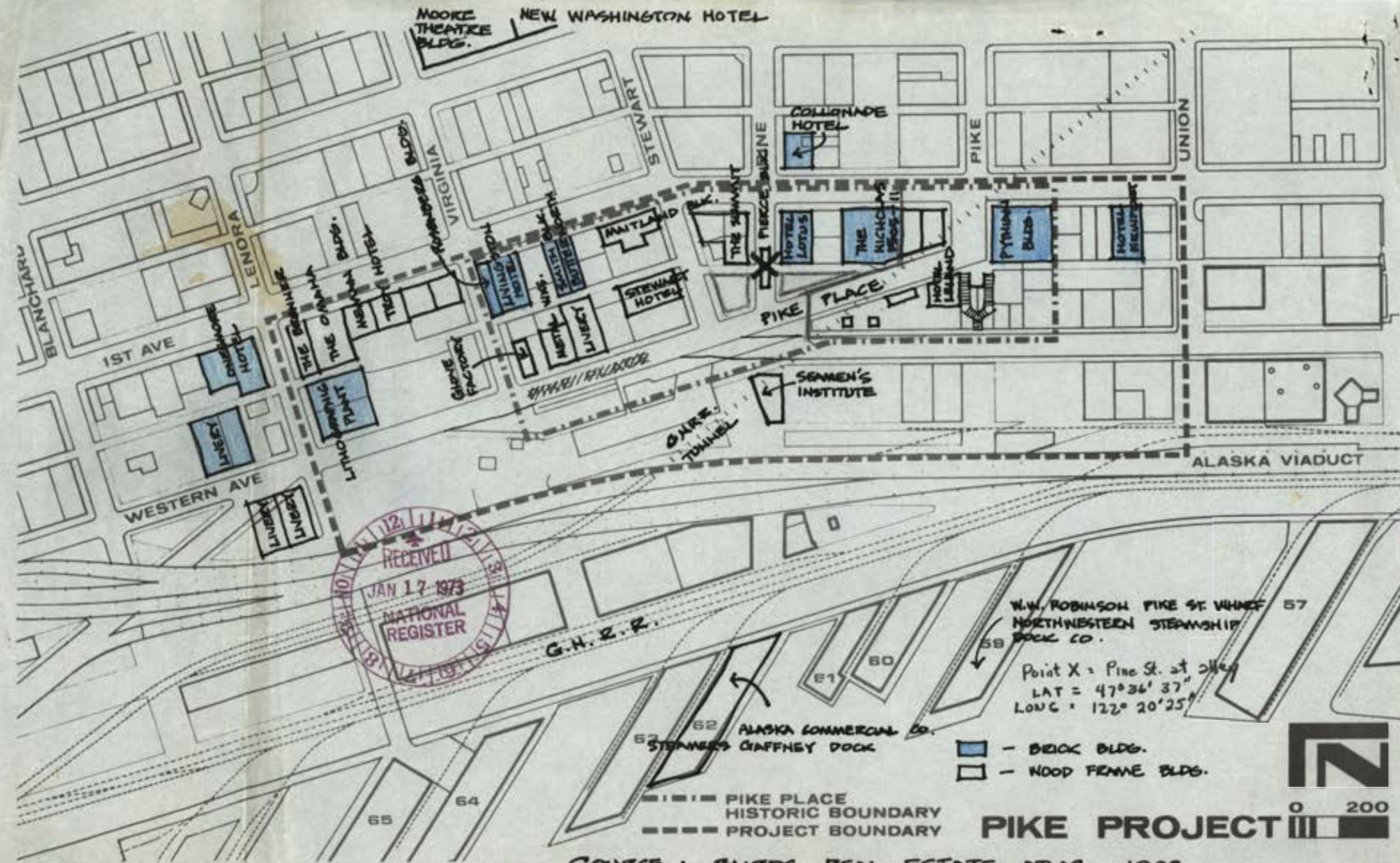
DATE: Map: 1972/Bldgs. 1908

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.

SEE INSTRUCTIONS



RECEIVED
 JAN 17 1973
 NATIONAL REGISTER

N.W. ROBINSON PIKE ST VINCE 57
 NORTHWESTERN STEAMSHIP
 DOCK CO.
 Point X = Pine St. at 31st
 LAT = 47°36' 37"
 LONG = 122° 20' 25"

- 62 ALASKA COMMERCIAL CO.
 - 63 STEAMERS GAFFNEY DOCK
 - 64
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 - E1
 - 58
 - 59
 - 60
 - 61
- - BRICK BLDG.
 □ - WOOD FRAME BLDG.
- - - - - PIKE PLACE HISTORIC BOUNDARY
 - - - - - PROJECT BOUNDARY

PIKE PROJECT



0 200

SOURCE : BAIRDS REAL ESTATE ATLAS , 1908

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

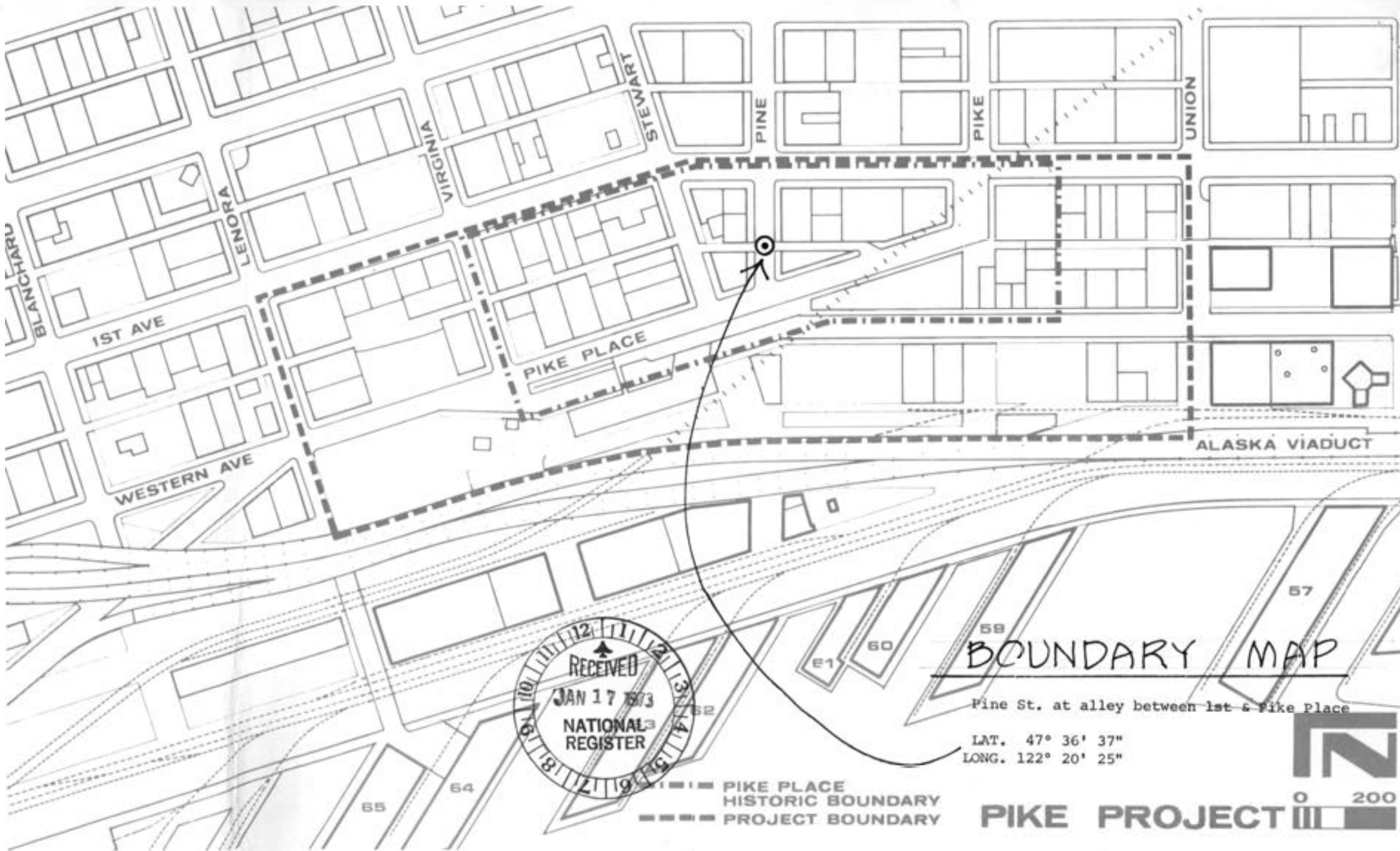
(Type all entries - attach to or enclose with map)

STATE Washington	
COUNTY King	
FOR NPS USE ONLY	
ENTRY NUMBER 3/13/70	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Pike Place Public Market Historical District			
AND OR HISTORIC: Pike Place Public Market			
2. LOCATION			
STREET AND NUMBER: 7-acre district bounded by First Ave., Virginia St., Western Av. and a line, parallel to Union St., marked by the south wall of Economy Market, extending from First Ave. to Western.			
CITY OR TOWN: Seattle			
STATE: Washington	CODE 53	COUNTY: King	CODE 93
3. MAP REFERENCE			
SOURCE: Pike Project			
SCALE: 1 : 2,400			
DATE: 1972			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			





BLANCHARD

LENORA

VIRGINIA

STEWART

PINE

PIKE

UNION

1ST AVE

WESTERN AVE

PIKE PLACE

ALASKA VIADUCT

RECEIVED
 JAN 17 1973
 NATIONAL REGISTER

BOUNDARY MAP

Pine St. at alley between 1st & Pike Place

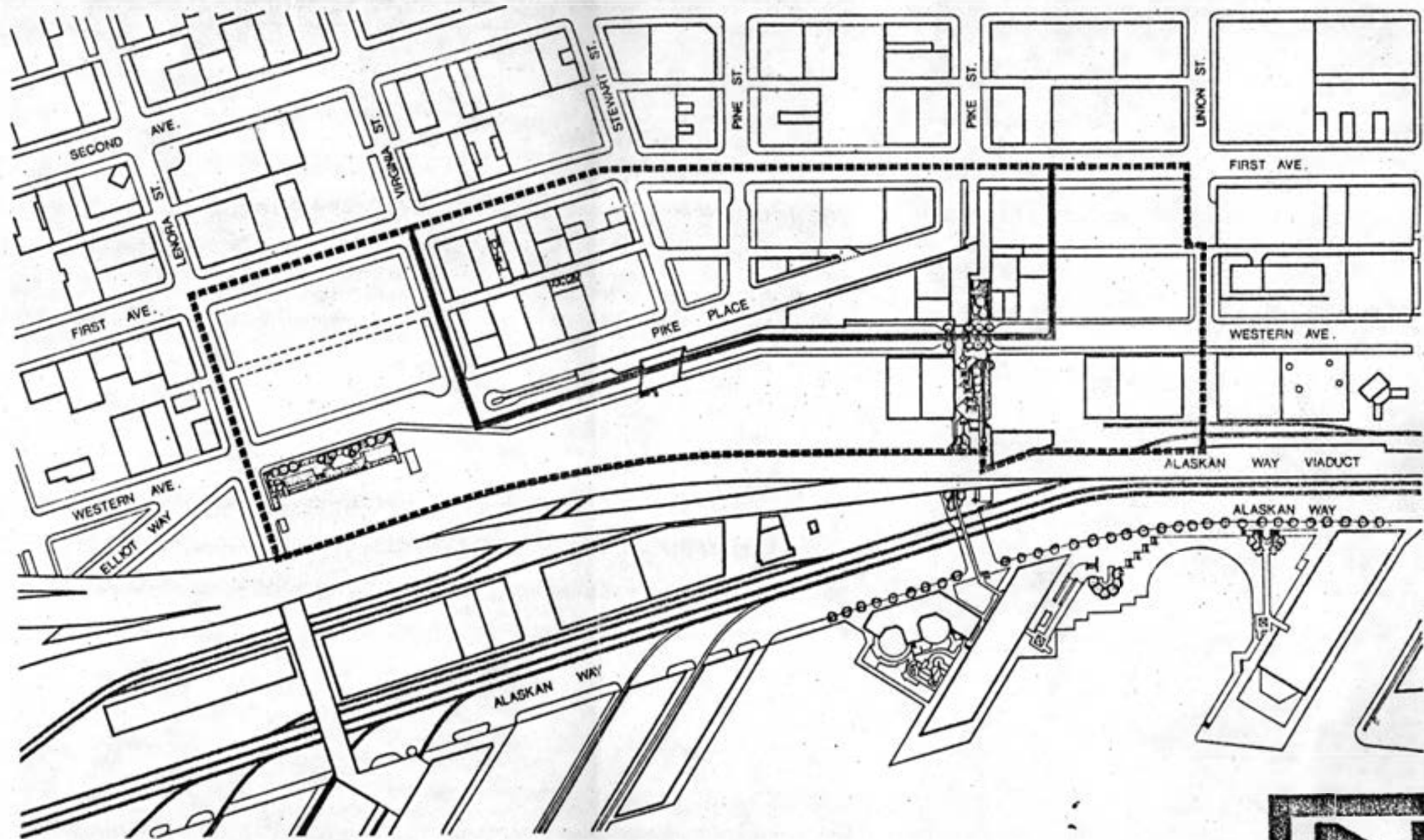
LAT. 47° 36' 37"
 LONG. 122° 20' 25"



0 200

--- PIKE PLACE HISTORIC BOUNDARY
 - - - PROJECT BOUNDARY

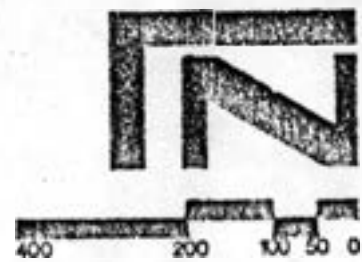
PIKE PROJECT



DEPARTMENT OF
COMMUNITY DEVELOPMENT
CITY OF SEATTLE; KING COUNTY WASHINGTON

PIKE PROJECT

JANUARY, 1978



A R C H I T E C T
VICTOR STEINBRUECK
FELLOW AMERICAN INSTITUTE OF ARCHITECTS
SEATTLE WASHINGTON

26 January 1970

Mr. William Murtagh,
Keeper of the National Register
National Park Service
801 14th Street, N.W.
Washington, D.C.

Dear Mr. Murtagh:

I am writing regarding the listing of Seattle's
Pike Place Market historic district on the National
Register. We have been told that it has passed
through the local and state offices and been approved
and sent on to you.

Can you tell how long it will take for national
approval and listing? Will you let me know as
soon as it is listed, please? Can it be expedited?

It is currently seriously threatened by a most unsympathetic
and destructive urban renewal project and we hope to
use the National Register for more favorable consideration.

Sincerely yours

Victor Steinbrueck

206 Architecture Hall
University of Washington

Seattle, Washington, 98105

4180

206-543-2100

2 flhs wide

5 .. long

on hill

Tract starts on 2nd street to 3rd street

5 or 6 acres of 20 acres

in private ownership - district want renewal
acquisition not started

FRIENDS OF THE MARKET



13 February 1970

Mr. William Mortagh
Keeper of the National Register
National Park Service
801 - 19th Street, N.W.
Washington, D.C.

OFFICERS

CHAIRMAN

VICTOR STEINBRUECK
306 Architecture Building
University of Washington
543-4180

EXECUTIVE SECRETARY

MRS. GEORGE TANNER
8735 Fischer Road
743-0986

PUBLICITY

MRS. DONALD L. ANDERSON
EM 3-7730

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George Teutkows

Mrs. Eugene Tunner
Mrs. James Vallentyne
Mrs. Pearl Warren
Benjamin Woo
Wing C. Luke, in memoriam

THE FOLLOWING MEMBERS OF THE WASHINGTON STATE ARTS COMMISSION:

Robert W. Evans
William Warbach
Mrs. Milton Katims
John Ashby Cooney
Robert H. Schulman
Paul A. Wenzel
Mrs. Clifford W. Phillips
Gene Keene
Mrs. D. E. Sjaaner

Dear Mr. Mortagh:

The original and only contract of the local agency on Pike Plaza Urban Renewal with the federal government was for survey and planning and was April 24, 1967. The date that I gave you on the phone (13 Dec 66) was the announcement that it would be ok'd apparently.

Cordially yours,

Victor Steinbrueck

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
WASHINGTON OFFICE

To: Dr. Maitigh

FOLLOW-UP SLIP

Date 3/9/70

I can't judge this one. They are nomenclating a district but support only the market. The market itself is marginal although I don't see too much of a problem, but the district is a much larger complex and yet it is unsupported by historical statement or photographic evidence.

H34-HR

*King Co. Submitted
Washington*

MAR 12 1970

*R. Gamble
3/12/70*

Mr. Ralph E. Rudeen, Supervisor
Interpretive Service
Washington State Parks and Recreation Commission
P. O. Box 1120
Olympia, Washington 98501

Dear Mr. Rudeen:

The vita for Mr. Warren Brown, dated February 19, and accompanying documents arrived on Monday morning, March 9. The xerox copy of this letter, together with the Pike Place Market District nomination, had arrived some days earlier. We can offer no explanation for this delay other than some form of postal error.

We will, however, let you know about Mr. Brown as soon as possible. You should also be hearing about the decision regarding the Pike Place Market District shortly.

Sincerely yours,

(Signed)

Robert S. Gamble
Historian
National Register of
Historic Places

Regional Director, Northwest Region w

Mr. Charles Steen, Midwestern Regional Office

T
HR

RSGamble:cm

3/12/70

BASIC FILE RETAINED IN HR

R Bamble
3/13/70
Counelly
3-13
Freeman
for Jones
2/19

an
King Co. Washington

K34-11R

MAR 19 1970

BASIC FILE RETAINED IN HR

Hon. Warren G. Magnuson
United States Senate
Washington, D. C.

Dear Senator Magnuson:

We are pleased to inform you that the Pike Place Public Market in Seattle, Washington, has been nominated by the officer appointed by the Governor for the implementation of the National Historic Preservation Program in Washington and has been entered into the National Register of Historic Places. Senator Henry M. Jackson and the appropriate Representatives have also been provided with this information. A leaflet explaining the National Register is enclosed.

Sincerely yours,
Thomas F. Flynn, Jr.

Deputy Director

Enclosure

Entered in the National Register MAR 13 1970

cc: Mr. Charles H. Odegaard, Director, Washington State Parks and Recreation, Olympia, Washington 98501

Duplicate letters sent to:
Hon. Henry M. Jackson
Hon. Thomas M. Pelly

Hon. Brock Adams

3/13/70

RCauble:mna

cc: Regional Director, Northwest Region
Mr. Charles Steen, Southwest Regional Office
LL-Mr. Melvin
T
HR

K34-HR

JUL 10 1970

King Co.
Washington

BASIC FILE REMAINED IN HR

Mr. William H. Ferguson
Ferguson and Burdell
929 Logan Building
Seattle, Washington

Dear Mr. Ferguson:

I am writing as a result of your visit to our office on June 30 in regard to the urban development proposal which appears to affect the Elka Street Market Historic District, a listing on the National Register of Historic Places.

As I explained in our conversation, designation of National Register status is not an obstruction to progress but merely notice to take into account places of historic significance when project planning is undertaken. Through consultative procedures prescribed by regulation, feasible alternatives can be explored and hopefully, decided upon prior to direct notification to the Advisory Council on Historic Preservation.

As I promised I discussed this matter with Dr. Hartagh when he returned from his round of regional conferences. He indicated to me that Mr. Ralph Radine, acting for Mr. Odgaard was to pursue a course of action which would result in an amicable and reasonable solution to the problem. We continue, therefore, to be of the opinion that the Local Public Agency in consultation with the State Liaison Officer can arrive at a mutually compatible plan. We understand that Mr. Radine will report the results of his efforts to us.

We hope this proves helpful to you and if you wish further assistance, please call upon us.

Sincerely yours,

(Signed)

Benjamin Levy, Historian
National Register

cc:

Mr. Charles H. Odgaard, Director, Washington State Parks and Recreation,
Olympia, Washington 98501

7/10/70

ELV:lmm

Director, Northwest Region
Mr. Charles Steen, Southwest Regional Office

cc: HR

B. Levy 7/16/70

BOTTOM CONTENT

WM. H. FERGUSON
CHARLES S. BURDELL
WM. WESSELHOEFT
DONALD MCL. DAVIDSON
EDWARD HILPERT, JR.
THOMAS J. GREENAN

LAW OFFICES OF
Ferguson & Burdell
929 LOGAN BUILDING
Seattle, Washington 98101
MAIN 2-1711

H. W. DEAN, JR.
WILLIAM B. MOORE
D. E. CRAIG DOUPE
C. DAVID SHEPPARD
W. J. THOMAS FERGUSON
PETER S. LEWICKI

July 14, 1970

Benjamin Levy, Historian
National Register
United States Department of the Interior
National Park Service
801 19th Street, N.W.
Washington, D. C. 20006

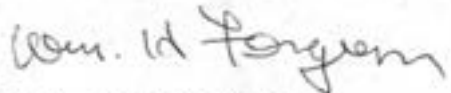
Dear Mr. Levy:

I wish to thank you for your kind letter of July 10.

I have arranged for Mr. Odegaard, Mr. Rudine and the State of Washington Advisory Council to visit the site of the Pike Street Market for approximately three hours on August 4th next, and to hold a public hearing after the site inspection. Am I correct in assuming that if the Advisory Council with Mr. Odegaard's concurrence redefines the boundaries in a manner agreeable to HUD and the City of Seattle that your office will accept this boundary change?

Thanking you for your several courtesies.

Very truly yours,



Wm. H. Ferguson

WHF:mlh

MILLERS FALLS

JUL 24 1970

BASIC FILE RETAINED IN HR

Ms. H. Ferguson
929 Lohan Building
Seattle, Washington 98101

Dear Mr. Ferguson:

We are pleased to see that you have been able to arrange a site inspection and hearing with the cooperation of Messrs. Odegaard, *and* Radins and the participation of the State's Review Board on Historic preservation. Boundary adjustment of the Pike Street Market Historic District is a matter for the Review Board and the State Liaison Officer to agree upon. The concurrence of the Department of Housing and Urban Development and the City of Seattle is not required, but may certainly be helpful in resolving this seeming impasse and of course we wish to encourage the cooperative efforts of all local parties to arrive at a solution mutually agreeable.

Please bear in mind, however, that the establishment of boundaries for properties listed on the National Register of Historic Places is for the purpose of identifying significant resources and providing these resources with a sufficient environment to protect them, not only from direct destruction, but also from violation by visual intrusion. We presume the Review Board will give serious consideration to these elements in evaluating the proposal to modify the boundaries of the Pike Street Market.

If and when Mr. Odegaard transmits to us revised nomination forms in support of altered boundaries and certification of the Review Board that it concurs in the modification, we can assure you that any new boundary proposed will receive our immediate review. I am sure you will understand that we are unable to commit our approval prior to receiving any new boundary.

Please feel free to call on us if you wish further assistance in this matter.

Sincerely yours,

Benjamin Levy
Benjamin Levy, Historian
National Register of Historic
Places

cc:

Mr. Charles Odegaard, Director, Washington State Parks and Recreation
Olympia, Washington 98501. w/cv inc.

Chairman, Review Board c/o Dr. Robert E. Grango, Dept of Anthropology, University of Washington,
Seattle, Washington, 98105 w/cv inc

Director, Northwest Region w/cv inc

T w/cv inc,
HR w/cv inc.

7/24/70

BLEVY:mb

DANIEL J. EVANS
GOVERNOR

COMMISSIONERS:
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WILFRED WOODS

CHARLES H. ODEGAARD,
DIRECTOR



WASHINGTON STATE
PARKS & RECREATION COMMISSION

7150 CLEANWATER LANE

PHONE 753-5755

THURSTON AIRINDUSTRIAL CENTER P. O. BOX 1128 OLYMPIA, WASHINGTON 98501

September 18, 1970

Dr. William J. Murtagh
National Park Service
Office of Archaeology and Historic Preservation
801 19th St. N.W.
Washington, D.C. 20006

RE: Pike Place Market District

Dear Dr. Murtagh:

On Friday, August 14, 1970, the Washington State Advisory Council on Historic Preservation adopted the attached motion concerning Pike Place Market District.

By letter dated September 16, 1970, the City of Seattle, acting through and by the City Council and the Mayor, did respond as indicated on the attached letter. Further, for your record as well as our official files, they set forth numerous applicable attachments, copies of which are attached to this letter.

Therefore, since the City of Seattle has complied with the conditions as stipulated by the Advisory Council on Historic Preservation, please accept this letter as official request to reduce the size of the Pike Place Market District as set forth in the resolution.

By virtue of a copy of this letter I am notifying the mayor of Seattle of our action while also relating that this is our recommendation and our request and not approval which must come only from you to us.

I am requesting Mr. Ralph Rudeen, Supervisor, Interpretive Services, to be available to answer any questions you might have concerning this recommendation and request.

Sincerely

Charles H. Odegaard
Director

CHO:ls
cc See attached page.

SEP 23 1970

Dr. William J. Murtagh

-2-

September 18, 1970

cc: Governor Daniel J. Evans w/ copy of Mayor Uhlman's letter
Members, State Parks and Recreation Commission w/copy of
Mayor Uhlman's letter
Members, Advisory Council on Historic Preservation w/ copy
of Mayor Uhlman's letter
Mr. James Braman, Director, Seattle Dept. of Community Development
Mr. Ralph Rudeen, Chief, Interpretive Services

Enc: Copy ltr. Mayor Uhlman, 9-16-70 (4)
Ordinance 98016
Ordinance 99287
ND 401 Attach.1 Rev 6-23-69
R-213 Urban Renewal Plan
ND 401 Exhibit "D"
Pike Place Historic District Legal Description

Not in Reg

Chambers
9-30-70
Kuntz
10/6/70

Thurston
Co.

BASIC FILE RETAINED IN HR

9/29/70

SACHAMBERS:sm

cc: Pacific Regional Director w/cy inc.
T-Butterfield w/cy inc.
HR-w/cy inc.

H34-HR

September 28, 1970

Mr. Charles H. Odegaard
Director
Washington State Parks and
Recreation Commission
Olympia, Washington 98501

Dear Mr. Odegaard:

Thank you for your recent communication concerning the boundaries of the Pike Place Historic District in Seattle. We appreciate very much the good work done by you and your staff, which is evidenced by the cooperation between your office and the city of Seattle in resolving a difficult situation.

There were several items enumerated in your letter which were not in the envelope when it reached this office, and which we need to make our records complete before giving official approval to the revised boundaries. These are (1) the resolution adopted by the Washington State Advisory Council on Historic Preservation at its August 14, 1970, meeting, (2) the Pike Place Historic District Legal Description, and (3) a map showing the revised boundaries. The map should be accompanied by a standard National Register Property Map Form. We have been in touch with Mr. Dick Clifton of your staff, who explained the boundary changes, and are in possession of a map indicating the proposed change, but do not have an official map.

Once this information is received, we will have the revised boundaries recorded in the appropriate issue of "The Federal Register." We trust the submission of this material will not be too troublesome. Once again, please accept our appreciation for your resolution of a difficult matter.

Sincerely yours,

Ernest Allen Connally

Ernest Allen Connally
Chief, Office of Archeology
and Historic Preservation



CITY OF SEATTLE
DEPARTMENT OF COMMUNITY DEVELOPMENT

400 Seattle Municipal Building • Seattle, Washington 98104

JAMES BRAMAN, Director

WES UHLMAN, Mayor

August 5, 1970

Mr. James Walsh
President, Central Association of Seattle
1318 Joseph Vance Building
3d and Union
Seattle, Washington 98101

Dear Mr. Walsh:

Subject: Pike Plaza Redevelopment Project

The designation of a major portion of the proposed Pike Plaza Redevelopment Project as a Pike Place Market Historic Area has created a major stumbling block in obtaining Federal approval of this proposed project.

The Public Market itself is proposed to be retained and structurally improved, as well as several other structures adjacent to the Public Market. In addition, the Project intends to provide an adjacent open space making available an opportunity for some additional "market-type" uses. The goal of course is to retain the "people activity" assets of the Market and do so in a manner which will be able to remain economically healthy for many years to come.

The majority of the structures at the north and south end of the historic district are in such condition that we cannot provide enough financial assistance to make rehabilitation of these structures feasible. We had quite thorough studies of each structure made by the structural engineering firm of Andersen, Bjornstad and Kane, as well as information from our Building, Fire and Health Departments and are convinced that even enforcement of the City's minimum codes would result in a substantial number of these structures being vacated or demolished by their owners. The project Rehabilitation Standards are substantially higher than minimum codes. Any improvement to these higher long range standards is honestly out of the question.

On the other hand, consolidation of the main market area and the demolition of all of the structures in other areas will permit redevelopment which can make a very positive contribution to the city. The small lots and odd street patterns could be eliminated as deterrents to major new development. The topography, a drop of 110 feet in four blocks, which is currently a negative factor, could be turned into an asset by the planned development of a major parking structure in much of the area to serve as a base structure for air rights construction, parks and public walkways. Such possibilities for new development in the area exist only if we are able to purchase and demolish the structures outside of the main market area.

August 5, 1970

The historic designation for the large area is clearly a major threat to these development possibilities. To obtain approval of a renewal project by HUD we must justify the clearance and redevelopment of each structure on the National Register and any other project activities which would have a substantially deleterious effect on these structures. In reviewing the structures in this broader historic district there are some structures that are in sound condition or could be rehabilitated economically. Under normal circumstances HUD would recognize the need to purchase some sound structures to carry out a practical redevelopment plan. With the current boundaries of the historical district it will be substantially more difficult to get this approval from HUD.

We may, therefore, find ourselves in the position where we also must retain a few additional buildings scattered through the broader historic district. This would make it impossible to obtain the redevelopment potential that the City should obtain from this site.

If we are unable to obtain the approval of the State Advisory Council or Historical Preservation to reduce the boundaries of the historic district to those we think can be preserved and permit total redevelopment of the other portions of the project, our next course is to try to obtain HUD approval to go ahead anyway. This must not be an easy approval to obtain, or HUD would not have urged that we attempt to get the boundaries changed. Should we be unsuccessful in obtaining full cooperation from HUD, we must then ask ourselves if we should undertake any project at all. This will undoubtedly result in neither preservation nor the major redevelopment which the city sorely needs in its present economic condition.

Sincerely,



J. P. Willison
Development Division Director

JPW:et

Seattle Historical Society

OPERATING THE
MUSEUM OF HISTORY AND INDUSTRY

2161 EAST HAMLIN STREET
MCCURDY PARK

SEATTLE, WASHINGTON, 98102

TELEPHONE EAST 4-1128
AREA CODE 206

August 7, 1970

Mr. Charles H. Odegaard, Director
Parks and Recreation Commission
P. O. Box 1128
Olympia, Washington 98501

Re: Historic Preservation

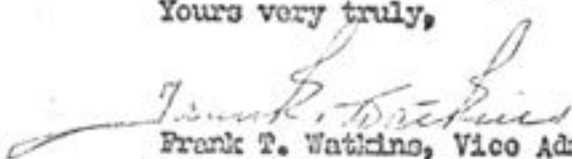
Dear Mr. Odegaard:

Some confusion and concern has arisen this past week when it was learned that the Seattle Historical Society was reported to have made a recommendation to include the Pike Place Market district in the State Register of significant historical sites.

Two years ago, in response to your request, the Society proposed the name of Mrs. George Corley to work with your Advisory Council as the King County designee. Without meaning to imply criticism or disapproval of the work she or the Council has done, it was simply not our understanding that the Seattle Historical Society was requested to review and pass upon specific recommendations to the Advisory Council.

In order to clarify this point, I think it should be made clear that the Seattle Historical Society has never considered nor taken a position on the inclusion of any specific site or sites in the compilation of the King County inventory.

Yours very truly,


Frank T. Watkins, Vice Admiral USN(Ret)
President

FTW:k

August 6, 1970

Mr. James A. Walsh
President and Managing Director
The Bon Marche
Seattle, Washington 98101

Dear Jim:

It has been brought to my attention that Item II of the National Register Historic Places - Nomination Form for the Pike Place Market implies that the project boundaries were endorsed by the Seattle Chapter of the American Institute of Architects.

It was my privilege to serve as President of the Seattle Chapter during 1968 and I cannot recall this matter ever being brought to the attention of our Board of Directors. I appointed Victor Steinbrueck as Chairman of our Special Committee on Historic Preservation; however, Chapter policy did not permit chairmen to take action such as this on his own or to speak for the Chapter.

Victor was aware of this Chapter policy. In fact, he presented his proposal for the Pioneer Square Historic Area to the Board and received official endorsement for that area before presenting it to the City of Seattle. It is to me that the misconception that it was an official Chapter endorsement is caused by the way Item II in the form was written. A copy of that page is enclosed for your inspection.

Sincerely,

William Bain, Jr.

eh

Enclosure

cc: ✓ Mr. Mechlin D. Moore
Mr. William H. Ferguson
Mr. William J. Bain
Mr. Robert R. Sowder
(all w/enclosures)



CLISE AGENCY, INC.

SECURITIES BUILDING • SEATTLE, WASHINGTON 98101 • MAIN 3-7500

August 10, 1970

Mr. John D. Ehrlichman
The White House
Washington, D.C. 20500

Dear John:

It was a pleasure seeing you and your wife in Los Angeles. The children looked fine, and I hope things are going well with you.

I am sorry to bother you with what may seem a small problem, but it's a major one here in Seattle and one that might be dear to your heart.

Some five years ago, with a lot of hard work, Seattle worked up an urban renewal plan for the Pike Plaza Redevelopment Project. The attached map outlines in blue the project boundary. After many hearings and many problems, the City Council decided the area of the Pike Place Market, outlined in green, would be preserved and restored and the balance of the project area utilized for development into high-rise office buildings, apartments and general urban renewal. This had been before the public and debated for many days before being finally approved. However, when the City applied for urban renewal funds, the economy was such that funds were not being made available and not being dispersed.

In the last few months, some funds have been released. When Seattle re-applied, we were told that the majority of the project area had been placed on the National Register of Historic Places. This was a shock to the City, to property owners, the Central Association, myself and many others, and we simply could not believe this occurred without our knowledge or being asked or even informed.

After a heated hearing the other day with the State Advisory Council to the U. S. Department of the Interior, we found that they felt they had a recommendation from the Seattle Historical Society, as well as the AIA's recommendation, the area proposed in Victor Steinbrueck's nomination form. I was somewhat taken back, as I am on the Board of the Seattle Historical Society, and this never came before the Board. Attached you will find a letter from Admiral Watkins, president of the Seattle Historical Society, stating that the Board has never approved this, and a letter from the former president of the Seattle chapter of the AIA, William Bain, Jr., indicating that this nomination of an Historic Site had never been endorsed or approved by the AIA either.

August 10, 1970

Saving the Market is probably a good idea (although I have some reservations about that), but note the area outlined in red on the map showing the boundaries placed on the National Register as an Historic District.

In addition to copies of Mr. Bain's and Admiral Watkins' letters, I am enclosing copies of the nomination form, a background memorandum from the Central Association and a letter from the City's Department of Community Development summarizing the problem.

As you know, Seattle has suffered serious financial setbacks and unemployment problems, and the opportunity for the larger scale redevelopment project offered an economic injection to this area. This upsets us all, especially when not given the opportunity or notice to prevent a measure such as what has happened and now find ourselves cut off from Federal funds. It seems unconstitutional.

JI. 11 May I ask what can be done to have the District removed from the Register?
Your advice and help would be greatly appreciated.

John, I am dictating this as a personal request, but for Jim Todd's signature, as I am leaving on vacation for the balance of the month as soon as completing the dictation.

Thank you very much.

Yours very truly,


James H. Todd

(Dictated by A. H. Clise, 8/7/70)

AHC/JHT/lgb

Attachments

THE WHITE HOUSE OFFICE

REFERRAL

To: Honorable Walter Hickel
Secretary of the Interior

Date: August 13, 1970

ACTION REQUESTED

- Draft reply for:
 - President's signature.
 - Undersigned's signature.
- Memorandum for use as enclosure to reply.
- Direct reply.
- Furnish information copy.
- Suitable acknowledgment or other appropriate handling.
- Furnish copy of reply, if any.
- For your information.
- For comment.

NOTE

Prompt action is essential.

If more than 48 hours' delay is encountered, please telephone the undersigned immediately, Code 1450.

Basic correspondence should be returned when draft reply, memorandum, or comment is requested.

REMARKS:

Please submit draft reply NO LATER THAN WEDNESDAY, AUGUST 19

Please return all enclosures with draft reply

Description:

Letter: Telegram: Other:

To: John D. Ehrlichman

From: James H. Todd, 311 Securities Building, Seattle, Washington 98101

Date: August 10, 1970

Subject: Removal of Pike Place R Market from the National Register of Historic Places

By direction of the President:

John D. Ehrlichman (by Tod R. Hullin)



jlh

THE WHITE HOUSE OFFICE

REFERRAL

To: Honorable Walter Hickel
Secretary of the Interior

Date: August 13, 1970

ACTION REQUESTED

- Draft reply for:
 - President's signature.
 - Undersigned's signature.
- Memorandum for use as enclosure to reply.
- Direct reply.
- Furnish information copy.
- Suitable acknowledgment or other appropriate handling.
- Furnish copy of reply, if any.
- For your information.
- For comment.

NOTE

Prompt action is essential.

If more than 48 hours' delay is encountered, please telephone the undersigned immediately, Code 1450.

Basic correspondence should be returned when draft reply, memorandum, or comment is requested.

REMARKS:

Please submit draft reply NO LATER THAN WEDNESDAY, AUGUST 19

Please return all enclosures with draft reply

Description:

Letter: Telegram: Other:

To: John D. Ehrlichman
 From: James H. Todd, 311 Securities Building, Seattle, Washington 98101
 Date: August 10, 1970
 Subject: Removal of Pike Place & Market from the National Register of Historic Places

By direction of the President:

John D. Ehrlichman (by Tod R. Hullin)

jlh

sub
~~no boundary~~

Advisory Council on Historic Preservation

1:00 p.m. Friday, August 14, 1970

Seattle Park Department, 100 Dexter Avenue N., Seattle, Washington

Motion made by Mr. William Schneider, seconded by Mr. Richard McCurdy.

The Council believes very strongly that the entire historic quality of the buildings and the interrelationship amongst those facilities as well as the quality of feeling between the activities and the people is, in total, the vital aspect of the Pike Street Market. The Council also believes that there needs to be additional sources of funding to bring about the preservation of the market per se as well as the implications of the related total feeling outside of the market per se.

In an attempt to preserve the market per se, as well as the feeling of the abutting area related thereto, the Council will recommend the following to the National Register:

- 1) that the boundaries of the Pike Place Market District be reduced to the following:

Starting from First Avenue at Block 10 division line of B and C N.W. to Block 6 division line of C and D; S.W. to Pike Place; N.W. to Block 7 division line of B and C; S.W. to Western Avenue; S.E. to S.W. corner of P; N.E. to N.E. corner of P; S.E. to division line of O and L; N.E. to intersection of M and N; S.E. to division line of B and C; N.E. to First Avenue.

- 2) that the administrators of the National Register, working with other federal agencies, recognize the interrelationships of the site with the adjacent buffer area and that they give due consideration to that on all federal funding programs.

Be it further resolved that the Advisory Council submit this request to the National Register after receiving written communication back from the City Council of Seattle that:

- 1) the Seattle City Council's Advisory Committee include an historian familiar and sympathetic to the market's well being and that said historian be utilized in the overall plans for the total Seattle Housing and Urban Development project.

2) that the City Council indicate to the Historic Council that they will take every step within their power as well as expressing their firm convictions that they will strive to:

inform

of assurance that

- a) have all market structures and spaces within the proposed project to be rehabilitated to satisfy codes and ordinances and that they shall strive to completely restore visually to reflect the conditions that prevailed in 1930 in keeping with acceptable restoration practices.
- b) that lease and rent structures be stabilized to insure financial security to tenants in order to preserve the low cost aspect of the market.
- c) that the restoration and rehabilitation funds actively be sought through all available federal grant-in-aid programs and other sources of financing.

The motion carried 6-2.

FOR Mr. Robert Ashley
Mr. Albert Culverwell
Mr. Richard McCurdy
Mr. Charles Odegaard
Mr. William Schneider
Mrs. Ward Williams

AGAINST Dr. Robert Greengo
Mr. William Trogdon

CHO:kj

August 18, 1970

7 October 1970

Statement of Friends of the Market
re: National Register listing of Pike Place Market
Historic District (Seattle, Washington)

There appears to be a series of loose actions and distorted communications relating to recent efforts to reduce the boundaries of the Pike Place Market historic district in the listing of the National Register of Historic Places. This communication is intended to clarify some of these matters in the hopes of avoiding further complications and other undesirable circumstances.

The boundary reduction was requested to attempt to expedite the present Pike Plaza urban renewal project now being reviewed by the Department of Housing and Urban Development. The Friends of the Market (along with 53,000 petitioners) have been fighting against this project because it will destroy the market if implemented. The market is presently given protection and some assurance of preservation by its listing on the National Register which "ensures that its values will be given full consideration in the development of any urban renewal plan." (see enclosed letter from John C. Jordan) The criteria and values of the market district which were held to be of significance in originally approving the National Register listing have not changed nor were these qualities reviewed by the State Council on Historic Preservation (SCHP) in considering the boundary modifications in the two meetings during August in Seattle. The only considerations presented to SCHP were those of expediency and economics. (not to mention political pressure.)

FOM 7 Oct.1970

The predominant group seeking to emasculate the Pike Place Market and consequently its listing in the National Register are the self-serving would-be developers of the central business district who hope to gain financially from the project which destroys the market while attempting to exploit its fame. The exchange of letters between Seattle Mayor Wes Uhlman and Director of Washington State Parks Charles H. Odegaard obscures the origin of the move to change the boundaries and makes it appear to have originated with either the SCHP or the city of Seattle. These letters also deliberately obscure the fact that there has been no direct communication between the Seattle City Council and the State Council on Historic Preservation as required by the SCHP resolution of August 14. Improperly, the City Council was not made aware of the nature and purpose of the proposed boundary reduction. Nor were they made aware of the effect of the boundary reduction in limiting further federal assistance for preservation purposes. ~~Nor~~ were they made aware of the conditions required of the City Council intended to give protection and assistance to the market,---other than the relatively ineffective addition of an architectural historian to the Pike Plaza project design review board which is the only action that they took. No other considerations were made known to them.

In the letter of September 16, 1970 from Mayor Uhlman written by John P. Willison (JPW), Seattle urban renewal director, the facts above are obscured with the inference that the City Council

was fully informed and acting in compliance with the conditions required by SCHP. Several references are made to the old urban renewal plan for Pike Plaza, but the entire project document and maps are not presented nor referred to. A perusal of the documents show that all of the structures of the market and all of the project area are completely destroyed or altered; (2) that the remaining market core, which is to be altered is completely isolated from its present surroundings; (3) and that this altered market will be subjected to an unsympathetic environment. Conflicts with the historical values are obvious and in direct conflict with the protection intended to be afforded by the National Register and are even in conflict with the general project objectives mentioned in the Uhlman/Willison letter. Further the SCHP resolution states "have all market structures and spaces within the proposed project to be rehabilitated to ---etc., etc.--" not as Willison has changed it to refer to the reduced area. This distortion exemplifies the inconsistency of the artificial boundary reduction of the market as well as the distortion of the intent of the SCHP to save the real market.

A comparison of the SCHP resolution (August 14) and the Uhlman/Willison response (September 16) shows only an attempt to improperly use parts of the old Pike Plaza project objectives out of context in order to avoid involving the present Seattle City Council in responding to the conditions required by the SCHP. If the old urban renewal project is to be considered as fulfilling the required conditions, then this project must be fully reviewed. The Friends of the Market offer to assist in

that review and to document the above destructive changes.

Director Odegaard's letter (September 18) to Dr. Murtagh, Keeper of the ^aNational Register, neglects to mention requirement (2) of the SChP resolution "that the administrators of the National Register, working with other federal agencies, recognize the interrelationships of the site with the adjacent buffer area and that they give due consideration to that on all federal funding programs." This is an important consideration and a vital part of the boundary reduction resolution. Although this condition may be difficult to fulfill it cannot be ignored as it has been by director Odegaard. Obviously the National Register officials must be so notified.

In the SChP meetings to effect the boundary reduction, the lack of availability of federal urban renewal funds for Pike Plaza was not truthfully represented by Seattle officials. It was stated that such funds were immediately available and that only the National Register listing stood in the way of the funding and the commencement of the project. Realistically and in actuality, the federal funds have not been allocated nor are they available in the foreseeable future. Federal officials have so stated and Mayor Uhlman is similarly quoted. The urban renewal application has not yet been reviewed and there are many unresolved contingencies which would need to be resolved before it could proceed including threatened litigation from several sources.

Thus, there is no great urgency in seeking to modify the National

Register listing and it may likely prove to be very disadvantageous to do so. There is plenty of time to reconsider the action honestly and fairly in all respects.

If urban renewal in Seattle is not yet an utter failure, it has surely been a sorry example of the real potentials of that program. The use of the urban renewal process to destroy the Pike Place Market --probably Seattle's greatest human attraction --would be a further disgrace to both the city and to urban renewal nationally. Manipulation of the State Council on Historic Preservation and the listings in the National Register of Historic Places must not be allowed as an expediency.

The present efforts and actions demean both of these institutions.

Dedicated to keeping and renewing Seattle's Historic Pike Place Market District



2622 Franklin Ave. E.
Seattle, 98102
7 October 1970

Mr. Charles Odegaard, Director
Washington State Parks and Recreation Commission
Olympia, Washington, 98501

Dear Director Odegaard:

It is with considerable disappointment that we find it necessary to request you to have the resolution of August 14, 1970 of the State Council on Historic Preservation and the subsequent related actions and lack of actions by the Seattle City Council and the communications regarding the Pike Place Market historic district reviewed by the State Council as a whole, in order to follow proper procedures and to act in accord with the legal authority afforded the State Council.

You are further requested to notify the keeper of the National Register, Dr. William Mortagh, to withhold action on the premature request in this matter. I have also done so, directly to him.

I am acting as the president of the Friends of the Market, as well as the qualified

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Jerry Thann
Gail Walters
Willie Warren

OFFICE 91 Pike Place, Seattle, Washington 98101

phone MA2-2595

architectural historian who assisted in documenting the criteria for the historic district qualifications, in calling attention to the impropriety of actions as related in the enclosed statement.

This letter and statement are being forwarded to members of the State Council on Historic Preservation and to Governor Don Evans.

Yours truly,

Vito Stenroose

president,

Friends of the Market

enclosure

SACHambers:sm
17 August 1970

Chambers
8/17/70
Wiley
17
Minty
8/18

H34-HR

James H. Todd
311 Securities Building
Seattle, Washington, 98101

Dear Jim:

Thank you for your recent letter concerning the Pike Place Market District in Seattle. As you may know, nominations to the National Register are made ~~from~~^{by} each state through the office of a State Liaison Officer appointed by the Governor. Before the State Liaison Officer nominates a property, it must ~~have been~~^{be} approved by a State Review Board. In Washington, the State Liaison Officer is Mr. Charles H. Odegaard, Director, Washington State Parks and Recreation Commission, Olympia, Washington 98501, and the Review Board is ~~The~~ Washington State Advisory Council on Historic Preservation.

We have conferred with Mr. Dick Clifton of Mr. Odegaard's office, who gave us the following information ~~on the situation~~. ^{State} The Advisory Council met on Friday, August 14, 1970, and passed a motion to submit ~~new~~^{reduced} boundaries for the historic area which would coincide with the ~~recommended historic~~ district outlined in green on the map ~~which~~ you enclosed with your letter.

This resolution has been sent to ~~The~~ Seattle City Council for its ~~approval~~^{consideration} along with two recommendations which ~~the~~^{State} Advisory Council feels, should be ~~adopted~~^{adopted} ~~effected~~ before the ~~reconstituted~~^{revised} district boundaries are ~~sent~~^{nominated} to the National Register. These are that the city should consider a "buffer zone" ~~which should be protected and~~^{that} which would help ~~preserve~~^{insure} the integrity of the market, ~~though it~~^{even that area} would not be included ⁱⁿ ~~as a part of~~ The National

~~Register District, and~~
XXXXXX

WHITE HOUSE INQUIRY

TO: HH, Mr. Utley

DATE: August 17, 1970

FROM: Assistant to the Director, Legislation (DAL)

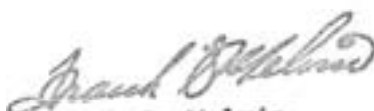
SUBJECT: Preservation, ^{Pacific}/_{Northwest}

SUSPENSE DATE: August 18, 1970

The attached White House correspondence is forwarded for preparation of a draft reply. The draft should be surnamed by the Division Chief prior to dispatch to this office.

Because we have only 48 hours to make our final replies on White House correspondence, please hand carry this correspondence within your Division and to my office.

For NPS signature _____
For Secretarial signature _____


Frank S. Melvin
Congressional Liaison

PLEASE LEAVE THIS MEMO ATTACHED TO THE CORRESPONDENCE

Note:
Reply should be addressed to Mr. James H. Todd
for signature of John D. Ehrlichman



United States Department of the Interior

OFFICE OF THE SECRETARY
WASHINGTON, D.C. 20240

August 17, 1970

Memorandum

To: Director, National Park Service

From: Assistant to the Secretary for Policy Planning
and Research

Subject: Pike Plaza Redevelopment Project, Seattle.

Attached are materials received from the White House this morning requesting this Department to prepare a response for signature by John D. Ehrlichman to a letter concerning the above redevelopment project. The project evidently is in conflict with a part of the area's having recently been placed on the National Register of Historic Places. Please prepare an appropriate response. Note the tight deadline of Wednesday, August 19 for our response. Your draft should be delivered to me for transmittal to Mr. Ehrlichman's office.


John R. Quarles, Jr.

Enclosures

revised and sent
8-18-70 out

SACHambers:sm
17 August 1970

H34-HR

James H. Todd
311 Securities Building
Seattle, Washington, 98101

Dear Jim:

Thank you for your recent letter concerning the Pike Place Market District in Seattle. As you may know, nominations to the National Register are made by each State through the office of a State Liaison Officer appointed by the Governor. Before the State Liaison Officer nominates a property, it must be approved by a State Review Board. In Washington, the State Liaison Officer is Mr. Charles H. Odegaard, Director, Washington State Parks and Recreation Commission, Olympia, Washington 98501, and the Review Board is the Washington State Advisory Council on Historic Preservation.

We have conferred with Mr. Dick Clifton of Mr. Odegaard's office, who gave us the following information. The State Advisory Council met on Friday, August 14, 1970, and passed a motion to submit reduced boundaries for the historic area which would coincide with the district outlined in green on the map you enclosed with your letter. This resolution has been sent to the Seattle City Council for its consideration, along with two recommendations which the State Advisory Council feels should be adopted before the revised district boundaries are nominated to the National Register. These are that the city should consider a "buffer zone" that would help insure the integrity of the market even though that area would not be included in The National Register District, and that a historian be appointed to work with the Seattle Department of Community Development.

Mr. Clifton stated that the Seattle City Council was scheduled to meet this week and that the Pike Place Market District would undoubtedly be on the agenda. If the recommendations of the State Advisory Council are agreed upon, the revised market district will be sent to the National Register.

Thank you for your interest in this matter, and for the material you sent. I feel confident that a solution will be devised that will protect the integrity of the Pike Place Market as part of the future development of the area.

Sincerely yours,

John D. Ehrlichman

cc:

Mr. Charles H. Odgaard, Director, Washington State Parks and Recreation Commission, Olympia, Washington 98501 w/cy.inc.

Northwest Regional Director w/cy. inc.

LL-MR. Melvin w/cy. inc.

T-w/cy. inc.

HR-w/cy. inc.

H34-MR

AUG 19 1970

Memorandum

To: Mr. John D. Ehrlichman
Assistant to the President

From: Assistant to the Secretary *John Quarles*

Subject: Removal of Pike Place Market from the National Register
of Historic Places

Enclosed is a draft of a letter to Mr. James H. Todd as you requested.

Enclosures

cc:

Mr. Charles H. Odegaard
Director, Washington State Parks and
Recreation Commission
Olympia, Washington 98501) w/c of inc. material

Secretary's Reading File (2)

US

FW

CL, Mr. Holley) w/c of inc. letter

Dir., Pacific Northwest), " "

T) " "

HR, Mr. Chambers) " "

LL, Mr. Melvin) " "

KPS Copy

FHP:SACHambers:gcm 8/18/70

AUG 21 1970

DANIEL J. EVANS
GOVERNOR

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JEFF D. DOMASKIN
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JAMES W. WHITTAKER
WILFRED WOODS

CHARLES H. ODEGAARD,
DIRECTOR



WASHINGTON STATE
PARKS & RECREATION COMMISSION

7150 CLEANWATER LANE

PHONE 753-5755

THURSTON AIRINDUSTRIAL CENTER P. O. BOX 1128 OLYMPIA, WASHINGTON 98501

September 18, 1970

Dr. William J. Murtagh
National Park Service
Office of Archaeology and Historic Preservation
801 19th St. N.W.
Washington, D.C. 20006

RE: Pike Place Market District

Dear Dr. Murtagh:

On Friday, August 14, 1970, the Washington State Advisory Council on Historic Preservation adopted the attached motion concerning Pike Place Market District.

By letter dated September 16, 1970, the City of Seattle, acting through and by the City Council and the Mayor, did respond as indicated on the attached letter. Further, for your record as well as our official files, they set forth numerous applicable attachments, copies of which are attached to this letter.

Therefore, since the City of Seattle has complied with the conditions as stipulated by the Advisory Council on Historic Preservation, please accept this letter as official request to reduce the size of the Pike Place Market District as set forth in the resolution.

By virtue of a copy of this letter I am notifying the mayor of Seattle of our action while also relating that this is our recommendation and our request and not approval which must come only from you to us.

I am requesting Mr. Ralph Rudeen, Supervisor, Interpretive Services, to be available to answer any questions you might have concerning this recommendation and request.

Sincerely,

Charles H. Odegaard
Director

CHO:ls
cc See attached page.

- cc: Governor Daniel J. Evans w/ copy of Mayor Uhlman's letter
Members, State Parks and Recreation Commission w/copy of
Mayor Uhlman's letter
Members, Advisory Council on Historic Preservation w/ copy
of Mayor Uhlman's letter
Mr. James Braman, Director, Seattle Dept. of Community Development
Mr. Ralph Rudeen, Chief, Interpretive Services
- Enc: Copy ltr. Mayor Uhlman, 9-16-70 (4)
Ordinance 98016
Ordinance 99287
ND 401 Attach.1 Rev 6-23-69
R-213 Urban Renewal Plan
ND 401 Exhibit "D"
Pike Place Historic District Legal Description

cc: Pacific Regional Director w/cy inc.
T-Butterfield w/cy inc.
HR-w/cy inc.

SACHambers:sm 9/28/70 BASIC FILE RETAINED IN HR

H34-HR

September 28, 1970

Mr. Charles H. Odegaard
Director
Washington State Parks and
Recreation Commission
Olympia, Washington 98501

King

Dear Mr. Odegaard:

Thank you for your recent communication concerning the boundaries of the Pike Place Historic District in Seattle. We appreciate very much the good work done by you and your staff, which is evidenced by the cooperation between your office and the city of Seattle in resolving a difficult situation.

There were several items enumerated in your letter which were not in the envelope when it reached this office, and which we need to make our records complete before giving official approval to the revised boundaries. These are (1) the resolution adopted by the Washington State Advisory Council on Historic Preservation at its August 14, 1970 meeting, (2) the Pike Place Historic District Legal Description, and (3) a map showing the revised boundaries. The map should be accompanied by a standard National Register Property Map Form. We have been in touch with Mr. Dick Clifton of your staff, who explained the boundary changes, and are in possession of a map indicating the proposed change, but do not have an official map.

Once this information is received, we will have the revised boundaries recorded in the appropriate issue of 'The Federal Register.' We trust the submission of this material will not be too troublesome. Once again, please accept our appreciation for your resolution of a difficult matter.

Sincerely yours,

Ernest Allen Connally

Ernest Allen Connally
Chief, Office of Archeology
and Historic Preservation

Dedicated to keeping and renewing Seattle's Historic Pike Place Market District

FRIENDS
OF THE
MARKET
INC.



2622 Franklin Ave. E
Seattle 98102
7 October 1970

Dr. William J. Murtagh
Keeper of the National Register
National Park Service
801 19th St., N.W.
Washington, D.C. 20006

Dear Dr. Murtagh:

Enclosed is a copy of a statement prepared by the Friends of the Market, a copy of a resolution by the Washington State Council on Historic Preservation, and a copy of a letter to State Parks Director, Charles Odegaard regarding efforts to have the boundaries of the (Seattle) Pike Place Market historic district drastically reduced on the National Register listing.

We urge you to deny or withhold any action on this request until the matter is properly considered and acted upon by the State Council on Historic Preservation and by the Seattle City Council.

We also urge that the boundaries not be modified unless the criteria which enabled the district to be listed in the National Register are evaluated in relation to any changes.

The Friends of the Market and thousands of others who are sincerely concerned about the retention

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Jerry Thann
Gayle Walters
William Warren

OCT 9 1970

OFFICE 91 Pike Place, Seattle, Washington 98101

phone MA2-2595

of the market in the life of the city are completely convinced that the proposed boundary reductions if implemented will destroy the market. The ecology of the market is dependant upon many inter-relationships especially including its surrounding ~~its~~ physical, economic, and social environment.

It will not serve to try to save the core under any circumstances. There is no mistake - Pike Plaza kills the market! So we must block the boundary reduction at any costs if it expedites the project in any way, otherwise we would not make this effort.

Your understanding is greatly appreciated.

Sincerely yours,

Victor Stembuck
president, Friends of the Market

Enclosures

DANIEL J. EVANS
GOVERNOR

COMMISSIONERS:
MRS. ELEANOR BERGER
JEFF D. DOMASKIN
JOE W. HAMEL
RALPH E. MACKAY
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CHARLES H. ODEGAARD,
DIRECTOR



WASHINGTON STATE
PARKS & RECREATION COMMISSION

7150 CLEANWATER LANE

PHONE 753-5755

THURSTON AIRINDUSTRIAL CENTER P. O. BOX 1128 OLYMPIA, WASHINGTON 98501

Lery 11/10
File Wash
P. Kallas
Index

November 4, 1970

Dr. Ernest Connally, Chief
Office of Archeology and Historic Preservation
National Park Service
801 - 19th Street, N.W.
Washington, D.C. 20006

Re: Historic Preservation - Pike
Place Market District

Dear Dr. Connally:

Reference is made to your letter dated September 28, 1970, to Mr. Charles H. Odegaard concerning the boundaries of the Pike Place Market District in Seattle. Enclosed are the three items which were inadvertently omitted from our last transmittal to you: (1) the resolution adopted by the Washington State Advisory Council on Historic Preservation at its August 14, 1970, meeting; (2) the Pike Place Market District legal description and (3) a map showing the revised boundaries (with Property Map Form). Also enclosed are the pages from the nomination form giving the new latitude and longitude coordinates and acreage.

Hopefully this should take care of the Pike Place situation. Thank you for your patience and consideration.

Sincerely yours,

Ralph H. Rudeen, Chief
Interpretive Services

RHR:kj

Enclosures

NOV 12 1970

Advisory Council on Historic Preservation

1:00 p.m. Friday, August 14, 1970

Seattle Park Department, 100 Dexter Avenue N., Seattle, Washington

Motion made by Mr. William Schneider, seconded by Mr. Richard McCurdy.

The Council believes very strongly that the entire historic quality of the buildings and the interrelationship amongst those facilities as well as the quality of feeling between the activities and the people is, in total, the vital aspect of the Pike Street Market. The Council also believes that there needs to be additional sources of funding to bring about the preservation of the market per se as well as the implications of the related total feeling outside of the market per se.

In an attempt to preserve the market per se, as well as the feeling of the abutting area related thereto, the Council will recommend the following to the National Register:

- 1) that the boundaries of the Pike Place Market District be reduced according to the attached map and legal description.
- 2) that the administrators of the National Register, working with other federal agencies, recognize the interrelationships of the site with the adjacent buffer area and that they give due consideration to that on all federal funding programs.

Be it further resolved that the Advisory Council submit this request to the National Register after receiving written communication back from the City Council of Seattle that:

- 1) the Seattle City Council's Advisory Committee include an historian familiar and sympathetic to the market's well being and that said historian be utilized in the overall plans for the total Seattle Housing and Urban Development project.
- 2) that the City Council indicate to the Historic Council that they will take every step within their power as well as expressing their firm convictions that they will strive to:
 - a) have all market structures and spaces within the proposed project to be rehabilitated to satisfy codes and ordinances and that they shall strive to completely restore visually to reflect the conditions that prevailed in 1930 in keeping with acceptable restoration practices.



- b) that lease and rent structures be stabilized to insure financial security to tenants in order to preserve the low cost aspect of the market.
- c) that the restoration and rehabilitation funds actively be sought through all available federal grant-in-aid programs and other sources of financing.

The motion carried 6-2.

FOR Mr. Robert Ashley
 Mr. Albert Culverwell
 Mr. Richard McCurdy
 Mr. Charles Odegaard
 Mr. William Schneider
 Mrs. Ward Williams

AGAINST Dr. Robert Greengo
 Mr. William Trogdon

CHO:kj

August 18, 1970



NOV 30 1970

NOTE TO: Mr. Hines

Attn: Mr. Harrigan

SUBJECT: Loan and Grant Application, Parts I and II
Pike Plaza Market Project
Project No. Wash. B-17
Seattle, Washington

This refers to the subject application which has been reviewed by Mr. Meyer's office and by us.

We have no objection to authorization of a contract for loan and grant for this project subject to satisfaction of the following conditions prior to execution of the allocation order:

1. The allocation order should contain the following special condition to be included in the Loan and Grant Contract:

"Notwithstanding any other provision of this Contract, the Government shall be under no obligation to make any payments on account of the Temporary Loan or Capital Grant for any activities, other than further planning activities as approved by the Government, in the project area south of Stewart Street, as that area is delineated on the boundary map for Pike Plaza, Area No. 1, Exhibit A, Code N D 401, 1/1/'69, unless and until the LPA obtains assurances from the Government that any activities in such area, other than the foregoing Government-approved planning activities, have been satisfactorily presented to the Advisory Council on Historic Preservation, pursuant to section 106 of Public Law 89-665."

2. Prior to execution of the allocation order, there must be administrative verification that the portion of the project area which is listed on the National Register of Historic Properties is the same area which is marked in red on the attached copy of the boundary map for Pike Plaza, Area No. 1, Exhibit A, Code N D 401 1/1/'69. We understand that this marked-up area represents the agreement of all parties concerned as to that portion of the market which should be included in the National Register. We also understand, however, that this area represents a diminution of the

area originally enrolled in the National Register, and may not yet have been substituted for the larger area in the National Register. As explained below, authorization of a contract with the limitation contained in the special condition set out in paragraph (1) above is contingent upon the smaller area being listed in the National Register. So long as a larger area is so listed, HUD is statutorily constrained from authorizing a loan and grant contract under the foregoing terms.

By way of rationale and a record of the factors underlying these two conditions, it should be pointed out that a review by this office and by Mr. Meyer has concluded that the urban renewal plan for this project is legally approvable, and fully adequate for execution activities except for its lack of delineation of proposed activities in the historic area portion of the Pike Plaza Market. Although it is clear that preservation of the historic area is a project objective and although prescribed land uses are established for such area, the plan is somewhat vague as to exactly what activities will be undertaken there. For example, the plan refers to both preservation and rehabilitation of buildings within the historic area, but also suggests that in some cases there may be demolition of such buildings. Under the special condition quoted above, the IPA will have the opportunity to flesh out in particular detail exactly what is proposed for the historic area, while at the same time undertaking execution activities in the area north of Stewart Street.

Section 106 of Public Law 89-665 requires HUD to afford the Advisory Council on Historic Preservation a reasonable opportunity to comment on any proposed HUD-assisted undertaking which may adversely affect a property listed on the National Register. Since the Pike Plaza Market is such a property, the Advisory Council would have to be afforded this opportunity prior to initiation of any execution activities. Representatives from HUD met with the Advisory Council staff and were advised that there would be no objection to commencement of activities in the urban renewal area so long as a one-block buffer were to be established around the historic area. The special condition quoted above would accomplish this objective, and would also require consideration by the Advisory Council prior to any execution activities therein.

We understand that Mr. Meyer's office is preparing a file document based on the understanding reached with the Advisory Council, a copy of which will be forwarded to the Council.

(Signed) Burton Bloomberg

Burton Bloomberg
Assistant General Counsel
Urban Renewal

Attachment

GMR:RSKenison:caw 11-30-70 FINAL, NO CONTROL

cc: Bloomberg, 10262
Currey, 10270
Hill, 10281, 10282
Maxwell, 10212
Meyer, 9203 /

Dr. William Murtaugh

DEC 03 1970

NOTE TO FILES

**Subject: Pike Plaza Market Historic District
Pike Plaza Urban Renewal Project Wash. R-17
Seattle, Washington**

On November 20, 1970, Margaret Sweeney and Gene Hix of my staff, met with Dr. William Murtaugh, Benjamin Levi, and Al Chambers of the Office of Archeology and Historic Preservation, Department of Interior, concerning the preservation of the Pike Plaza Market, a site listed on the National Register of Historic Places, and located in the Pike Plaza Urban Renewal Project No. (R-17).

The purpose of the meeting was to present to the Department of Interior staff an approach under which HUD could proceed with the Loan and Grant Contract for the Pike Plaza Project, with the stipulation that execution activities would be limited to that portion of the project north of Stewart Street, an area not directly affected by historic preservation activities. Execution activities would not be allowed for the portion of the project south of Stewart Street containing the Pike Plaza Market Historic District until the following special conditions were complied with: (1) the economic feasibility of preserving the market buildings had been determined, and (2), the development of a detailed plan for this portion of the project, taking into consideration the Historic District as well as the project area immediately surrounding the District.

To proceed with this approach required a determination that the north half of the project proposed for execution does not have an "effect" on the Historic District. It was agreed that the responsibility for making this determination of "effect" is an obligation of HUD as the agency having jurisdiction over this urban renewal undertaking.

Since HUD has already in effect made a determination that the proposed execution activities in the south half of the project will have an effect on the Historic District, it was further agreed that once the feasibility study of the market buildings is completed, a meeting among the appropriate staff of HUD, the Department of Interior and the Washington State Liaison Officer, would be convened to determine whether proposed treatment of this half of the project would have an "adverse effect" on the Historic District.

As background information, the Pike Plaza Historic District was originally a larger area when first listed on the National Register in March 1970. Presently, the size of the Historic District is being reduced to an area containing the market buildings and two adjacent parcels across Pike Place. (See attached map of Pike Place Project.) Our approach to resolving this matter is contingent upon official acceptance by the Department of Interior of this reduced area. We will be notified when this documentation has been completed.

Our review of the Urban Renewal Plan for the Pike Plaza Project indicates that the Plan is adequate for execution activities except for its lack of delineation of proposed activities in the historic area portion of the project.

Accordingly, it is our recommendation that we make the determination that project activities to be undertaken in the half of the Pike Plaza Urban Renewal area north of Stewart Street will not have an "effect" on the Historic District. The determination of no "effect" is based upon the rationale that the area north of Stewart Street is a block and a half away from the Historic District, and by the fact that the block bounded by Stewart Street, 1st Avenue, Pine Street, and Pike Place will serve to act as a buffer between the area to be redeveloped and the Historic District.

Accordingly, HUD should proceed with the execution of the Loan and Grant Contract for this project subject to the special conditions as set forth above.

JJM Albert J. Meyer

Albert J. Meyer
Director
Redevelopment Division

Enclosure

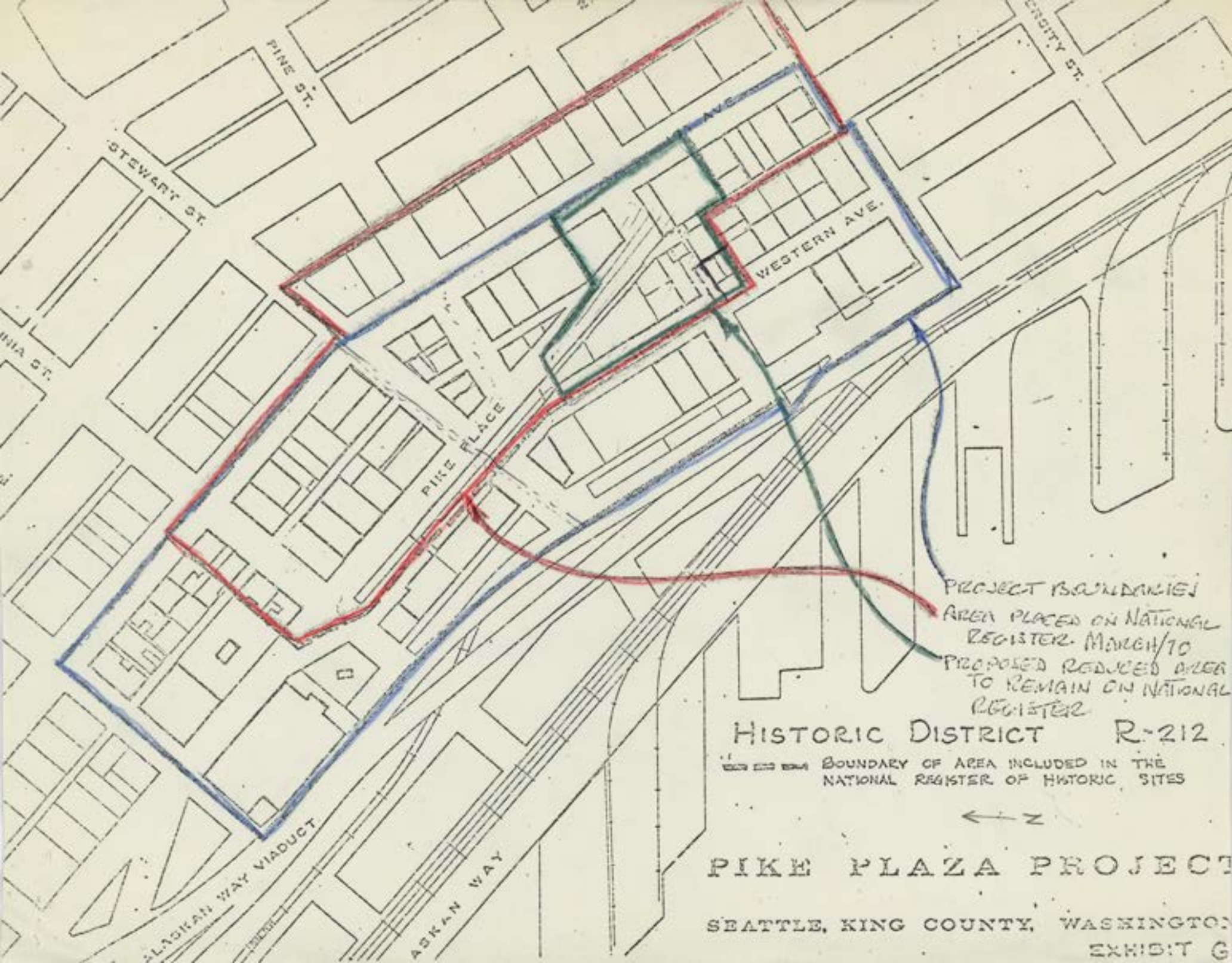
cc:

Hix, 9224

Chron. 9208

Dr. William Murtaugh ✓
Office of Archeology and Historic Preservation
Department of Interior

RRRP:Hix:pk1 12/3/70



STEWART ST.

PINE ST.

UNIVERSITY ST.

WESTERN AVE.

PIKE PLACE

ALASKA WAY VIADUCT

ASKAN WAY

PROJECT BOUNDARIES
AREA PLACED ON NATIONAL REGISTER MARCH 10
PROPOSED REDUCED AREA TO REMAIN ON NATIONAL REGISTER

HISTORIC DISTRICT R-212
BOUNDARY OF AREA INCLUDED IN THE NATIONAL REGISTER OF HISTORIC SITES



PIKE PLAZA PROJECT

SEATTLE, KING COUNTY, WASHINGTON

EXHIBIT G

File: Pike Place, Seattle

CARL FEISS, F.A.I.A., A.I.P.
PLANNING AND URBAN DESIGN CONSULTANT
3227 33RD PLACE, N.W.
WASHINGTON, D. C. 20008

A. C. 202
966-0308

June 4, 1971

Mr. James Braman, Director of Community Development
City of Seattle
Department of Community Development
406 Municipal Building
Seattle, Washington 98104

Dear Mr. Braman:

I did not respond to your letter of April 20 about the Pike Plaza Design Review Board awaiting further word from you. In the meantime, I have been receiving newspaper clippings and other information from friends in Seattle. I know that you received an additional Federal grant for Pike Plaza on the 16th of May. I know that controversy continues to mount. The fact that Pike Plaza Market had been put on the National Register did not come through to me, however, until I read the article about it in the June 1971 issue of the magazine Gourmet.

As a trustee for the National Trust for Historic Preservation and as one of the framers of the National Historic Preservation legislation of 1966 which established the National Register, I am both bound by choice and duty to protect to the best of my ability all nationally registered items. Under the circumstances, I must state categorically that if I remain on the Design Review Board for the Pike Plaza Urban Renewal Project, I will strongly support the preserving and enhancing of the registered area. I can take no other stand.

I regret that word of the registration of the Pike Plaza Market area only came to my attention recently. If I had heard about the registration in March when it apparently took place, I would have communicated with you at once.

If this prejudiced position disqualifies me from remaining on the Design Review Board, please accept my sincere regrets and also my sincere thanks to you and the Mayor for appointing me a member of the Board in the first instance. If on the other hand, among the prerequisites for the design of the urban renewal project would be the retention and the enhancement of the registered area, then I would be happy to remain on the Board. Since I understand that my name has appeared in the Seattle press as having been accepted by the City Council and the Mayor for the Review Board, I believe that it would be only fair to make this letter public, regardless of whichever decision you wish to make.

Sincerely,

CARL FEISS

CF/bt
cc: Mr. James Biddie Dr. William Hurrell

Dear Al,

The enclosed article appeared in this morning's (15 June 1971) Washington Post — and because Seattle is 'home'. I am most interested in it.

This Pike Place Market is TRULY something that should be kept intact — and I see that your office is already involved in it — ~~is~~ is there anything that CAN be done to keep it from falling into the hands of the Urban developers?

If I were living in Seattle I know I would be actively working with the group trying to save it — ~~so~~ I am bringing it to your attention just in case one small voice can help!

Pat is up in Maine and

apparently all is well there —
she is Busy!

General Harrison joins me
in sending you and Betty our best —

Sincerely
Patricia Harrison

13 June 1971

Dear Al —

Thank you for the West Point brochures — they
make a hit — I've kept one, and my "Class
secretary" (a classmate) has the other. Very good
compilation of NSMA's physical set-up —

Dick Harrison

File, Pike Place
Seattle

H34-HR

Mr. and Mrs. Harrison
2121 Columbia Pike
Apartment 617
Arlington, Virginia 22204

Dear Harrisons:

Thanks so much for the nice Pike Place - West Point letter. I was delighted to see the newspaper clipping, and will certainly keep it for ammunition when the need arises, as it undoubtedly will.

The Pike Place situation really is complicated, but please be assured we're keeping close tabs on developments there and will do all we can. All of us agree that the market is just the sort of thing the National Register should be all about. Nobody is going to tear down Monticello or Mount Vernon, and these are certainly worthy of preservation and exhibition, but what a shame it would be if in the future, Americans can see only lovely 18th Century homes and not experience a lively, vital market such as Pike Place. Bettye and I are real market buffs, and even got up at 7:30 one Saturday to go to the farmers market in Lynchburg. We were a bit disappointed in it, though, as butter, eggs, and collards were about all that was available.

The newspaper account was pretty accurate in general, but there are a few other issues and considerations at stake. The enclosed map might give you a better idea of what's going on. The area marked in red is the original historic district entered on the Register in March 1970. This area encompassed 17 acres and included much more than the market itself. Fireworks started soon thereafter, and the Washington State Liaison Officer, Mr. Charles H. Odegaard, Director, Washington State Parks and Recreation Commission, Post Office Box 1128, Olympia, Washington 98501, and the Washington State Advisory Council on Historic Preservation were asked by the City of Seattle to reconsider the acreage. (All National Register nominations must be signed by the State Liaison Officer and be approved by a State Review Board. We are pretty much bound to follow their directives regarding nominations.) At any rate, the area nominated was reduced to 2.5 acres, not 1.7 reported in the newspaper. Another thing the article didn't mention was that, prior to reducing the acreage,

the Washington State Advisory Council requested, written confirmation that the City Council of Seattle would appoint to its own Advisory Committee "an historian familiar and sympathetic to the market's well being and that said historian be utilized in the overall plans for the total Seattle Housing and Urban Development project," and that "the City Council . . . take every step within their power . . ." to rehabilitate the market structures within the reduced area, to restore those that needed it, and to seek Federal funds to assist in this. Lastly, it was requested that a "buffer zone" be established around the market where serious consideration would be given to preserving structures within it. Upon receiving confirmation of this from the City Council, the State Liaison Officer submitted to us the reduced acreage and we accepted it. This is the area marked in blue on the map.

We understand that renewal work is beginning, or is about to begin, in the area north of Stewart Street, marked by an X on the map. Inasmuch as there is at least a full buffer block between this and the National Register area, work in this area will be allowed to proceed. We're keeping our eyes open on further developments. Carl Feiss, of whom you may have heard from Pat, has been asked to serve on the Pike Plaza Design Review Board, so it looks as if the City is taking the above mentioned recommendation seriously. Mr. Feiss has done much architectural survey work around the country and is a recognized preservationist authority.

Regarding, West Point, we understand that the Boodler's Shop (page 38 of the report) will definitely be kept in situ and that building 145 (a frame building similar to 146 shown on page 37) will be moved and kept.

You all also might enjoy taking a look at the enclosed Executive Order - which is one of the best things that has happened recently in preservation. It means a lot of work, but I think it'll be worth it. Bettye joins in sending best wishes and hoping that we'll see you soon.

Sincerely yours,

Al

Enclosures

Draft
SACHambers:naf
6/25/71

H34-HR

CC to Adv. Council
+ Surname
Chambers
6-25-71
lmtry
4/28

Mr. William H. Rodgers, Jr.
Associate Professor of Law
University of Washington
Seattle, Washington 98105

Dear Mr. Rodgers:

Mr. Robert Garvey has referred your letter of June 21, 1971, concerning the Pike Plaza Renewal Project (Wash. N. R-17) in Seattle, to this office for reply, as we have been in contact with the Department of Housing and Urban Development on this situation.

Section 106 of the National Historic Preservation Act of 1966 does require the head of a Federal agency to afford the Advisory Council on Historic Preservation "a reasonable opportunity to comment" with regard to undertakings which might affect National Register properties. Mr. Garvey informs us that such action has not yet been taken. However, we would suggest that ~~this is not as serious a situation as might at first seem to be the case, and~~ that the Department of Housing and Urban Development has acted according to regulations *thus far in relation to this undertaking.*

Under the published Procedures for Compliance for resolution of cases arising under the provisions of Section 106, certain steps are outlined for Federal agencies to follow. These procedures are found on page 3312 of the enclosed "Federal Register."

The first step for a Federal agency to follow under these guidelines is to consult the National Register and apply the Criteria for Effect ^{also} (listed on ~~the same~~ ²³¹² page ~~of the~~ Federal Register). If the Federal agency determines that an undertaking will have no effect, the undertaking may proceed. It is the agency's prerogative to make this determination without consulting the Advisory Council. Only if the agency itself determines that there is an effect are the ^{steps} ~~steps~~ leading to a possible comment by the Advisory Council set into motion.

We understand that the Department of Housing and Urban Development has determined that activity in the Pike Plaza Project area north of Stewart Street would not have an effect on the historic district, and has ~~is~~ begun, ~~or~~ is about to begin, actual construction there. As you know, this area is approximately a block and a half away from the Historic District as it is now constituted on the National Register. The area between Stewart Street and the District is considered the "buffer zone" which was called for by the Washington State Advisory Council on Historic Preservation prior to its approving the reduction in area of the historic district.

We also understand that the Department of Housing and Urban Development does intend to call a meeting as called for in step 3 of the Procedures for Compliance, once the feasibility study of the market buildings is completed. If the effect of the undertaking at this stage is judged to constitute an adverse effect, or if no alternative to remove the adverse effect can be agreed upon, then the matter will be brought before the Advisory Council.

We trust this will clarify the points raised in your letter, and trust that you will contact us if we may provide additional information. In addition to the Federal Register, we are enclosing a folder describing the National Register, which we trust you will find useful. The Advisory Council's annual report for 1970-71 has not yet been returned from the printer, but should be here within the next week or so. We shall be pleased to send you a copy.

Sincerely yours,

Keeper
~~Director~~

Enclosures

File: Pike Place
(Washington State)

THE
Pike Place
Market
Seattle, Washington



2-1-1912

File: 1

ADVISORY COUNCIL
ON
HISTORIC PRESERVATION
WASHINGTON, D.C. 20240

August 18, 1971

Mr. Oscar P. Federson
Regional Administrator
Department of Housing and
Urban Development
Arcade Plaza Building
1321 Second Avenue
Seattle, Washington 98101

Dear Mr. Federson:

We have reviewed the subject statement which was enclosed with Deputy Under Secretary Orlebako's letter of July 21, 1971. Our concern is for matters arising in such undertakings which may have an adverse effect upon properties listed in the National Register. The Pike Place Market Historic District, which the environmental statement refers to on page 2, is such a listing.

In general, it is likely that development in an urban renewal area surrounding a historic district will have an effect on that district. If a Federal agency certifies that such an undertaking will affect a registered property, it can then initiate procedures under Section 106 of the Historic Preservation Act of 1966 (80 Stat. 915). These procedures are designed to assure careful analysis of the alleged effects and to determine the degree of adversity, if at all.

While we note that the environmental statement takes the position that there will be no probable adverse effects, the Advisory Council on Historic Preservation is unable to concur in this judgment without Section 106 procedures being invoked by the Department of Housing and Urban Development. If HUD determines that there will be no effect from urban renewal actions in the vicinity of the historic district, then, of course, it may proceed.

We are aware that the subject undertaking is controversial and litigation has been instituted which bears upon the issues here. Because of the controversy, we would surmise that the need for a careful analysis of the effect by HUD of the urban renewal proposal is critical. In the absence of a finding of effect by the Department of Housing and Urban Development and the consequent initiation of the review process, it is premature for the Advisory Council to comment at this time on the draft environmental statement.

Sincerely yours,

(signed)

John D. McDermott
Assistant Executive Secretary

cc: Mr. Charles H. Odegaard, State Liaison Officer for Historic Preservation, Washington State Parks and Recreation Commission, P. O. Box 1128, Olympia, Washington, 98501

Director, Pacific Northwest Region (2), w/c of inc. ltr.

D, w/c of inc. ltr.

DB "

DBG "

H "

SOL-Mr. Meyer "

Chairman, Advisory Council "

FNP:BLEvy:j1 8/18/71

BASIC FILE RETAINED IN DBG



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D. C. 20410

See Jack

JUL 21 1971

OFFICE OF THE UNDER SECRETARY

IN REPLY REFER TO:

Advisory Council on Historic Preservation
801 19th Street N. W.
Washington, D. C. 20240

Re: Draft Environmental Statement
Urban Renewal Project No. Wash.
R-17, Pike Plaza,
Seattle, Washington

Gentlemen:

Pursuant to PL 91-190 and the Guidelines of the Council on Environmental Quality, I am pleased to forward for your review and comment a draft environmental statement on the Pike Plaza Urban Renewal Project in Seattle, Washington. This draft was prepared by the Regional Administrator of Region X in Seattle. Please send your comments directly to him:

Oscar P. Pederson
Regional Administrator
Department of Housing and
Urban Development
Arcade Plaza Building
1321 Second Avenue
Seattle, Washington 98101

Your comments are requested within 30 days, and any comments received in that period will be taken into account in preparing the final environmental statement and in reviewing the application for HUD assistance.

This draft environmental statement is available for reading by the public in the HUD Information Center in Seattle. Retention copies may be purchased by private individuals from the National Technical Information Service, U.S. Department of Commerce, Springfield, Virginia 22151.

Sincerely,


Charles J. Orlebeke
Deputy Under Secretary

Enclosure (1) Draft Environmental Statement

WILL FERGUSON
CHARLES S. BURDELL
WM. WESSELMOFT
DONALD HSL DAVIDSON
EDWARD HILBERT, JR.
THOMAS J. GREENAN
HENRY W. DEAN, JR.

LAW OFFICES OF
Ferguson & Burdell
929 LOGAN BUILDING
Seattle, Washington 98101
MAN 2-1711

WILLIAM B. HOORE
C. DAVID SHEPPARD
W. J. THOMAS FERGUSON
PETER S. LEWICKI
JAMES E. HURT
GUST S. DOCES

September 3, 1971

Dr. William J. Murtagh
National Park Service
Office of Archaeology and Historic Preservation
801 19th Street, N.W.
Washington, D. C. 20006

Re: Pike Place Market District

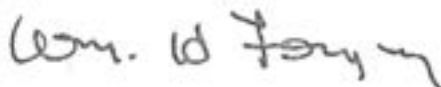
Dear Dr. Murtagh:

I had hoped that you could forget about the Pike Place Market in Seattle, but apparently certain "so-called" Friends of the Market will not permit this.

There is a lawsuit set for trial in Seattle on October 5, 1971 relative to this registration and I need a certified copy of the nomination form submitted for the Pike Place Public Market consisting of six pages and bearing a date on page 6 of July, 1969. If you would be so kind as to send me a certified copy I will remit your usual fee for such a copy if you will advise me of the amount.

Please give my best regards to Benjamin Levy.

Very truly yours,



Wm. H. Ferguson

WHF:mlh

P. S. Since writing this letter I have discovered that I also need a certified copy of your approval of the placement of the two or three additional buildings within the tract on the National Register, which was done about six months ago. If you could send us a certified copy of whatever document that is necessary to establish the fact that these additional buildings are on the National Register it would be helpful.

W.H.F.

King Wash

57 Marusini
9/15/71

H34-HR

September 15, 1971

Mr. William H. Ferguson
Law Offices of Ferguson & Burdell
929 Logan Building
Seattle, Washington 98101

Dear Mr. Ferguson:

In response to your letter of September 3, enclosed is a certified copy of the July 1969 nomination form submitted to the National Register for the Pike Place Public Market in Seattle. This copy is a xerox of the original Inventory-Nomination form which is part of the National Park Service's official record of the property.

The original nomination form was received on February 10, 1970. The Pike Place Public Market was entered in the National Register on March 13, 1970. However, in order to define its boundaries more precisely, the last page of the nomination form with revised boundaries, accompanied with a corrected map, was received on November 12, 1970, and officially made part of the National Register on December 2, 1970.

Also enclosed is a copy of Mr. Ralph Rudeen's letter of November 4, 1970, which includes the resolution adopted by the Washington State Advisory Council on Historic Preservation at its August 14, 1970 meeting.

I assume that the additional buildings referred to in your letter are the Butterworth Building, 1921 First Avenue which was entered in the National Register on May 14, 1971, and the Alaska Trade Building, 1915-1919 First Avenue which was entered on May 6, 1971. These buildings are in fact not within the boundaries of the Pike Place Market District, but are across the street from it. In case you might still need the certified nomination forms for these buildings they are also enclosed.

I hope that these materials provide the information needed for the trial set for October 5.

Sincerely yours,

William J. Murtagh

William J. Murtagh
Keeper of the National
Register

SMarusin:sm:9/15/71 BASE FILE RETAINED IN HR

I - Mr. Winge
HR - w/cy inc.

Enclosures

cc: Mr. Charles H. Odegaard, Director, Washington State Parks and Recreation Commission,
Post Office Box 1128, Olympia, Washington 98511 - w/cy inc.
Director, Pacific Northwest Region - w/cy inc.

DANIEL J. EVANS
GOVERNOR

COMMISSIONERS:
MRS. ELEANOR BERGER
JEFF D. DOMASKIN
THOMAS C. GARRETT
RALPH E. MACKEY
JAMES G. McCURDY
JAMES W. WHITTAKER
WILFRED WOODS

CHARLES H. ODEGAARD,
DIRECTOR



WASHINGTON STATE
PARKS & RECREATION COMMISSION

7150 CLEANWATER LANE

PHONE 753-5755

THURSTON AIRINDUSTRIAL CENTER P. O. BOX 1128 OLYMPIA, WASHINGTON 98504

January 10, 1973



Dr. William J. Murtagh
Keeper of the National Register
National Register of Historic Places
Department of the Interior
National Park Service
18th & C Streets, N.W.
Washington, D.C. 20240

Dear Dr. Murtagh:

Submittal of Nominations for National Register Consideration

Enclosed is an application for an expanded Pike Place Market. In November, 1971, the voters of Seattle passed an initiative relative to increasing the size of the City's historic district from 1.7 acres to 7 acres. This subject was considered by the State Advisory Council on Historic Preservation on June 30, 1972. At that time the Advisory Council voted to concur with the expanded historic district and submit an application for the additional area.

By way of this letter, the Advisory Council is requesting that the additional area be included as the Pike Place Market Historic District.

We are also submitting for your consideration the application for the "Kalispel Indian Caves", Pend Oreille County.

Sincerely,

Bette E. Meyer

(Mrs.) Bette E. Meyer, Chief
Office of Archaeology and
Historic Preservation
Consultation & Education Division

BEM:cq
Enclosures (2)



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410

1/17/73

OFFICE OF THE ASSISTANT SECRETARY
FOR COMMUNITY DEVELOPMENT

IN REPLY REFER TO:

FEB 1 1973

January 22, 1973

NOTE TO: Kenneth Tapman, Compliance Officer
Advisory Council on Historic
Preservation

Subject: Seattle, Washington
Pike Plaza Urban Renewal Project
Washington R-17 - Relocation Payments

O A H P
H <i>De 2/1</i>
✓ HH <i>AR</i>
HA
HHA
✓ PHR

The Seattle Area Office of HUD has brought to our attention a situation which requires immediate consideration. Area Counsel advised that arrangements between this Department and the staff of the Advisory Council for Historic Preservation which resulted in the imposition of a restriction to planning and administrative activities of project actions to be carried out in a historic district around the Pike Plaza market, are causing hardship to occupants of certain buildings in the district. The buildings in question are in substandard condition, have been cited for housing code violations and should be vacated soon because of danger to the health and safety of their occupants. However, the restriction of project activities in the area, particularly the current unavailability of relocation payments, is preventing displacement from moving forward.

Because of these extenuating circumstances, the Central Office proposes to give approval to the Area Office to make relocation payments and gives you assurance that this action is not prejudicial to final determination of status of historic properties. With this assurance, we request your concurrence in the above action.

Lawrence G. Houston, Jr.
Lawrence G. Houston, Jr.
Director
Interagency Resources Division

Concurrence:

Kenneth Tapman
Kenneth Tapman, Compliance Officer
Advisory Council on Historic Preservation

To: Gerry and Keeper

FOLLOW-UP SLIP

Date

2/8/73

Talked to Doug Wiersman who said this is a boundary revision and includes all the area under consideration in their suits against the LPA.

Recommend: sign it.

Signature

Mary

March 28, 1978

Mr. Earl D. Layman
City Historic Preservation Officer
City of Seattle
Yesler Building, 400 Yesler Way
Seattle, Washington 98104

Dear Mr. Layman:

King County

On March 13, 1978, the Council received a determination from the Seattle Office of Community Development that establishment of a Local Improvement District on Pike Street would not adversely affect the Pike Place Public Market Historic District, Seattle, Washington, a property included in the National Register of Historic Places. The Executive Director does not object to your determination.

A copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be kept in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act of 1966 (16 USC 470f, as amended, 90 Stat. 1320).

Your continued cooperation is appreciated.

Sincerely yours,

Signed

Louis S. Wall
Assistant Director, Office of
Review and Compliance, Denver

cc: Chairman
AC Member-Chapman
SHPO:WA
FLO:HUD-EMBRY
HUD-SWEENEY
PR:HCRS
ORC:RSTOREY
FILE:WA/PIKE PLACE MARKET H.D./106/HUD-CD/Est. Local Improvement District
BAS:DRS 03-28-78

March 28, 1978

Mr. Earl D. Layman
City Historic Preservation Officer
City of Seattle
Yesler Building, 400 Yesler Way
Seattle, Washington 98104

Dear Mr. Layman:

On March 13, 1978, the Council received a determination from the Seattle Office of Community Development that construction and operation of the Pike Market Community Clinic and of the Pike Market Senior Center in the basement and subbasement of the Landes Block Apartments, would not adversely affect the Pike Place Public Market Historic District, a property included in the National Register of Historic Places. The Executive Director does not object to your determination.

A copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be kept in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act of 1966 (16 USC 470f, as amended, 90 Stat. 1320).

Your continued cooperation is appreciated.

Sincerely yours,



Louis S. Wall
Assistant Director, Office of
Review and Compliance, Denver

PR-HCRS
ORC: BASSTOREY
FILE: WA/PIKE PLACE PUBLIC MARKET H.D./106/HUD-CD/Pike
Market Clinic and Senior Center
BAS: DRS 03-28-78

Chairman
AC Member-Chapman
SHPO: WA
FLO: HUD-EMBRY
HUD-SWEENEY

cc:

HCRS:NR
ORC:STOREY
FILE:WA/PIKE PLACE/106/HUD-CD/F-C-E
BAS:DRS 03-15-79

March 15, 1979

Mr. Earl D. Layman
City Historic Preservation Officer
Office of Urban Conservation
City of Seattle
400 Yesler Building
Seattle, Washington 98104

Kang

Dear Mr. Layman:0

On March 12, 1979, the Council received additional information supplementing a January 22, 1979, determination from the Seattle Community Development Agency that funding of administrative costs of the operations of the Bulk Commodities Exchange in the La Salle Hotel with Community Development Block Grant funds of the Department of Housing and Urban Development would not adversely affect the Pike Place Public Market Historic District, Seattle, Washington, a property included in the National Register of Historic Places. The Executive Director does not object to your determination.

A copy of your determination of no adverse effect, along with supporting documentation and this concurrence, should be included in any assessment or statement prepared for this undertaking in compliance with the National Environmental Policy Act and should be kept in your records as evidence of your compliance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470f, as amended, 90 Stat. 1320).

Your continued cooperation is appreciated.

Sincerely,

Signed

Louis S. Wall
Chief, Western Office
of Review and Compliance

cc: Chairman
ACHP MEMBER--CHAPMAN
SHPO:WA
FLO:HUD-KARAS
HUD-EMBRY

Seattle

NAME AND ADDRESS OF PROPERTY

HISTORIC DISTRICT

Pike Place Market Historic District 70

STATUTE

STATE

Washington

COUNTY

King

NAME OF OWNER John M. Clise, Acting Executive Director

Pike Place Market Preservation & Development Authority

ADDRESS OF OWNER 85 Pike Street, Room 500
Seattle, Washington 98101

DATE CERTIFIED AS MAR 17 1980

CONTRIBUTING

NON-CONTRIBUTING

DATE OF REQUEST 1/21/80

SHPO OPINION:

CONTRIBUTING

NON-CONTRIBUTING

NO COMMENT

REHABILITATION CERTIFICATION

REMARKS:

NATIONAL REGISTER TAX REFORM ACT CERTIFICATION

WASO-155
(9/77)

United States Senate

WASHINGTON, D.C. 20510

January 29, 1980

Mr. Ronald Greenburg
Acting Keeper, National Register
Heritage Conservation and Recreation Service
Room 114
440 "G" Street, N.W.
Washington, D.C. 22201

Dear Mr. Greenburg:

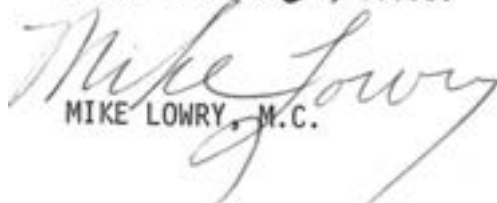
We write in support of an application filed by the Pike Place Market Preservation and Development Authority for Historic Preservation Certification for the Sanitary Public Market Building.

As you know, the Sanitary Market is an integral part of the Pike Place Market, located within the Market Historical District. Though the building was substantially damaged by fire in 1941, it is important to note that the use of the building has not changed. The Sanitary Market continues to play a substantial part in the overall Market trade. For this reason, we consider its restoration essential to maintain the flavor of the Historical District. Historic Preservation Certification would be of major assistance in the restoration process.

We hope you will give every proper consideration to certification of the Sanitary Market. We would be most interested in learning of your final determination.

Thank you for your assistance.


HENRY M. JACKSON, U.S.S.


MIKE LOWRY, M.C.

Sincerely,


WARREN G. MAGNUSON, U.S.S.


JOEL PRITCHARD, M.C.

BOR Mail Control No. _____

HP 2/21
HTM 2/23

FEB 26 1980

W436

King Co, Wash.
Ltr'd 3/13/70

Honorable Henry M. Jackson
United States Senate
Washington, D.C. 20510

Dear Senator Jackson:

Thank you and your colleagues for your letter of January 29, 1980, concerning certification for purposes of the Tax Reform Act of 1976, of the Sanitary Public Market Building which is located in the Pike Place Market Historic District, Seattle, Washington. We are also sending the following information to Representative Mike Lowry, Representative Joel Pritchard, and Senator Warren G. Magnuson.

REP
S 2/26

The Sanitary Public Market Building is presently under review, but additional information is needed regarding the historic and architectural integrity of the building before a decision can be made as to whether it can be certified as contributing to the Pike Place Market Historic District. We are writing directly to the owners requesting additional information. We will inform you of our final determination as soon as it is made.

If you have any further questions do not hesitate to call the National Register staff at 202-343-6401. We appreciate your interest in historic preservation.

Sincerely,

CHRIS T. DELAPORTE

Chris Therral Delaporte
Director

cc: Seattle SHPO, Mr. Louis R. Guzzo

bcc: Identical letters sent to:

Honorable Mike Lowry
House of Representatives
Washington, D.C. 20515

Honorable Warren G. Magnuson
United States Senate
Washington, D.C. 20510

Honorable Joel Pritchard
House of Representatives
Washington, D.C. 20515

FHR-CL/CL/FHR-Lumpkin/Assoc. Director for C. P.,
Hope T. Moore/Deputy Assoc. Direct. Jerry Rogers/
Director's Reading File

FHR: Soldham:mjd 343-6401 2/20/80
BASIC FILE RETAINED IN NR
SEATTLE, WASHINGTON

3/6/73

New Material

ENTRIES IN THE NATIONAL REGISTER

STATE WASHINGTON

Date Entered

<u>Name</u>	<u>Location</u>
Pike Place Public Market Historical District	Seattle King County

The Boundry adjustment for Pike Place Public Market Historical District as proposed by you on January 8, 1973 was approved on February 20, 1973 ✓

Also Notified

ADVISORY COUNCIL
ON
HISTORIC PRESERVATION
PO Box 26577 Bellvue Stn.
~~WASHINGTON, D.C. 20037~~
DENVER, COLORADO 80226

6/12

Marguerite —

I found the attached nomination in our files. It looks like the original that should be in your files.

I understand this nomination has been revised, enlarging the historic district. Would appreciate it if you would forward me a copy of the new nomination (most recent) for Pike's Place Market, Seattle.

Many thanks

Jon

To: Blu

FOLLOW-UP SLIP

Date 9-23

William H. Ferguson came to see you (Pike Place Market, Seattle). He reports that Seattle has appointed a historian, amended an ordinance and done what Odegaard's office asked. Odegaard is satisfied and will submit revised historic district boundaries to us when he gets official word from Seattle. Victor Steinbrueck is mad, and we may hear from him - I told Ferguson that Odegaard's decision would be what we would follow. If Steinbrueck raises a stink, Ferguson asked that we call Mrs. McDonald in Senator Jackson's office. They want to be kept abreast.

Ferguson sent his best, appreciated your work, and was sorry to have missed you.

Signature

Al

Reprinted from:

The Pike Project Design Report

FORWARD--1

"THIS MARKET IS YOURS"

"This market is yours. I dedicate it to you, and may it prove a benefit to you and your children. It is for you to defend, to protect and to uphold, and it is for you to see that those who occupy it treat you fairly; that no extortion be permitted and that the purpose for which it was created be religiously adhered to. This is one of the greatest days in the history of Seattle, but it is only a beginning for soon this city will have one of the greatest markets in the world."

The day was November 30, 1907. Cheers and applause greeted Councilman Thomas P. Revelle as he spoke. Thousands of people crowded into the street and Wagner's band--all 40 pieces of it--burst into a fanfare. The occasion was the dedication of the first market building.

Revelle's language seems pretty strong, but the situation called for strong language. At issue was the price of food on the family dinner table. Until that time, all the fruit and vegetables grown in the rich valleys around Seattle had been distributed through a commission system. The farmer turned his produce over to the wholesaler on consignment and received his commission after it was sold. The commission grocers maintained sheds on Western Avenue from which they sold the produce to dealers who peddled it door-to-door. By the time the fruits and vegetables reached the consumer, the cost was exorbitant. Employers complained that they could not keep good workmen on the job in their mills and factories because family men could not afford the price of groceries, a fact which made the city fathers none too happy. Seattle was a growing city and they didn't want anything to stunt its growth.

Over on Western Avenue, rumors abounded. Business seemed to be suspiciously good for the commission houses. They were accused of augmenting their profits by price fixing and gouging. Some people believed the produce sheds had hidden trapdoors through which the commission men dumped fresh produce into Elliott Bay in the dark of night. Nobody liked that idea except the seagulls--least of all the farmers who stood to lose their commissions and the consumers who paid the price. Although such charges were never substantiated, they were widely circulated and added to the furor. The movement to form a farmers' market was a revolt on the part of both the producers and the consumers against a common enemy--the "middleman."

The situation made Tom Revelle just plain mad. "I saw this condition," he reported. "I felt that I must do something to obtain a public market...I knew not how the matter could be accomplished, but I was determined, if it took the whole of my public life, to have a market."

While Revelle went to work convincing City Council to pass an ordinance setting up an experimental farmers' market at Pike Place, the newspapers were hitting the Western Avenue merchants with headlines such as "Commission Trust Ruins Farmers in White River Valley" and "Eliminate the Middleman."

Saturday, August 17, 1907, was chosen as the first Market Day. Pike Place was new--a four-block swath of freshly planked roadway connecting Pike Street with Western Avenue. It was raining that Saturday, as it had been all week. Roads were slick and muddy, and there were reports that the Western Avenue faction was threatening reprisals and offering bribes to keep farmers away.

By 8:00 a.m., a crowd had gathered in the gray daylight. A few minutes later, H. O. Blanchard of Renton reined his mud-spattered team to a halt. Instantly, "consumers" swarmed all over his wagon. He never had a chance to price a head of lettuce. Within minutes his wagon was empty and he was left with a sackful of money and a resolve to return with more produce. Other wagons arrived periodically as the day wore on. The result was a clean sellout each time. No one is sure how many farmers came that day--at most, no more than ten. Apparently, at the instigation of the commission houses, a number of peddlers tried to muscle in on the marketing by posing as farmers. They were quickly detected by alert shoppers who exposed them as imposters. At one point, a scuffle broke out when a ruffian climbed on a wagon and started dispensing "free" vegetables. He was quickly subdued and peace was restored.

The experiment was a success. Word of the abundance of consumers waiting to buy fresh, homegrown produce spread among the producers, and the following Saturday, it was estimated that 70 farmers backed their wagons into the line along the curb at Pike Place.

On October 7, 1907, City Council officially recognized the success of the endeavor by passing a second ordinance expanding and clarifying the rules laid down earlier. The first ordinance had made the Street Department responsible for the supervision and control of the farmers' market. Now it became apparent that a few policemen would come in handy. An officer was assigned to allot stalls and keep the peace. The market would be in operation from 5:00 a.m. to noon on weekdays and from 5:00 a.m. to 9:00 p.m. on Saturdays. "Stall" spaces were painted on the planks in the street.

An important feature of this second ordinance was the requirement that sales in the farmers' market be limited to food and food products "raised, produced, or manufactured by the person offering the same for sale." The primary producer-to-consumer function of the Pike Place Public Market was thus dictated by law early in the Market's history.

About that time, Frank Goodwin arrived in Seattle fresh from Alaska with a fortune in Klondike gold. He was a partner with his brothers, John and Ervin, in the Goodwin Real Estate Company which owned the Leland Hotel and the vacant land on the bluff to the north.

Frank Goodwin looked at the crowds of people spending money in Pike Place and saw an opportunity to cooperate with the public interest and make some money for the Goodwin Real Estate Company. He promptly designed and built the first public market building--a long, narrow shed north of the Leland Hotel. Its 76 stalls provided spaces for farmers and other food vendors at rents which ranged from \$4 to \$25 a month. It was not until several years later that the City instituted the first \$.20 a day charge for spaces in the street.

Completion of Frank Goodwin's building provided the occasion for a celebration dedicating the Market. Today, Revelle's language seems somewhat exaggerated, but his basic predictions remain accurate. The Market continues to fulfill a unique, though changed, function in the lives of the people of Seattle and the Puget Sound region. It has been recognized as a cultural, historical and social asset and a regional landmark.

On November 2, 1971, the citizens of Seattle voted by initiative measure to create a seven-acre Market Historical District as a means of ensuring the preservation of the Market and its surroundings. The Historical District has since been listed in the National Register of Historic Places.

The Pike Place Project is a 22-acre federally assisted urban renewal project which includes and surrounds the Market Historical District. Through the efforts of many individuals and organizations, both in the community and in the municipal government, the City has undertaken a commitment to the perpetuation of the Market as a living landmark. The tools and resources of the federal urban renewal program are among the means available to the City in its efforts to fulfill this objective.

There are no easy solutions, however. The Market is shaped by many complex human, economic and social forces. Its preservation is linked to the support and enthusiasm of the people who make up the Market community. In a very real sense, Councilman Revelle's words to the Market-goers of 1907 are still true: "This Market is yours!"

- Read -

HISTORY--1

The Building Years

The decade between 1907 and 1917 saw the completion of most of what we now call the "Main Market Complex." Whenever a tenant complained that he needed more or difficult space, Frank Goodwin went back to his drawing board. In that way, the Market "evolved" all the way down to Western Avenue with multiple levels and spaces tailored to fit the occupants. Most of the "labyrinth" with its complicated ramps and corridors on the lower floor and mezzanine was built in 1911 and 1913. Manning's Coffee Shop (now Lowell's) and several other shops along the arcade got their balconies at that time.

Across the street, the Sanitary Public Market Building, the Market Hotel building at the corner of Pine Street and Pike Place, and the triangular buildings on the east side of Pike Place were constructed in 1910. Also in 1910, the Corner Market joined the growing cluster of buildings in the marketing center, and on November 11, 1916, the Goodwin interests opened the Economy Market at the corner of First Avenue and Pike Street. Formerly a drugstore, the remodeled building featured 65 stalls and shops and advertised that it offered comfortably furnished restrooms, uniformed attendants to assist shoppers at all times, and all the most modern conveniences.

Advertisements for the Outlook Hotel appeared in Seattle papers in 1909 and shortly thereafter the Outlook Market opened its doors fronting on Post Street just south of the elbow formed by Pike Street and Pike Place. The building then known as the Outlook Hotel apparently later became the La Salle Hotel and a new "Outlook Hotel" was built overlooking the bluff to the west.

In 1917 with a population of 340,000, the city was supporting 550 groceries, 160 meat stores, 35 delicatessens and 12 "markets." Of the 12 markets, each having a number of vendors under a single roof, at least four--Pike Place, Economy, Corner and Sanitary--were part of the Pike Place marketing complex.

The main attraction continued to be the row of farmers' trucks and wagons lined up along Pike Place. People came to buy the produce, eggs, chickens, butter, home-preserved pickles, relishes, jams and jellies that the farmers offered for sale. They stayed to shop for bakery goods, groceries, meat, fish and dry goods, and to patronize the professional services and theatres in the area.

In 1911, the City constructed sheds in the sidewalk right of way on Pike Place for an "inside" market to accommodate the "dry stall" vendors--sellers of poultry, eggs and butter, who did not need to sprinkle or wash their goods. The street market operated by the City and the privately owned market buildings functioned side by side in a mutually beneficial relationship.

A number of factors conspired to put an end to the street market in the early '20s. The paving of Elliott Avenue and the popularity of the automobile led to traffic congestion. The farmers were demanding weather protection and complaining about overcrowding. Commercial firms on the waterfront petitioned City Council in 1919 to remove the farmers from Pike Place and turn the street into a traffic arterial. On September 1, 1920, the City Council voted to

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HISTORY--2

revoke the farmers' use of Pike Place, an action which brought a howl of protest from the public. City Council immediately heard from the Chamber of Commerce, the women's clubs and a regiment of irate citizens. City Council agreed to delay closure of Pike Place to farmers until off street space could be found to accommodate them.

Again Frank Goodwin saw an opportunity for private enterprise. The Public Market and Department Store Company had been organized in 1910 with the Goodwin brothers, R. E. B. Smith and David Bell Fairley as directors. Arthur Goodwin, a nephew of the other Goodwins, had joined the company in 1915 and became general manager in 1918. (Arthur later established a reputation for himself as the designer of public markets in other major cities around the United States and in Canada, and the author of the book, Markets: Public and Private.)

In 1921, Goodwin's Public Market and Department Store Company came forward with an offer it considered magnanimous. The company would undertake a major expansion and "donate" portions of the buildings to the city for the farmers' use. (Westlake Public Market located at 6th Avenue and Pine Street also made a proposal, and after holding public hearings City Council voted to accept the Goodwin Company's offer. In 1921, the City constructed a steel arcade north of the Main Market Building, and in 1924, the Municipal Market Building constructed at Goodwin expense was dedicated. The entire Municipal Market Building with 44 interior stalls and additional selling space on the bridge over Western Avenue were under City control.

The next year Joe Desimone, already a familiar figure in the Pike Place Markets, bought stock in the company. Joe was born in Avellino, Italy in 1880 and immigrated to New York in 1897. Shortly thereafter, he arrived in Western Washington where he found work on a farm in the Italian community of South Park on the Duwamish River. By 1927, Joe Desimone had assembled a sizeable farmstead in South Park and earned a reputation for shrewd business transactions. In the early years, Joe sold his produce at daily rental stalls at the Westlake Public Market or on Pike Place. Later, with his brothers, he operated the "Desimone Brothers and Company" produce delivery service. When the Pike Place farmers were moved off the street in 1922, Joe leased a permanent arcade stall from the market corporation. In 1941, he acquired a controlling interest in the Pike Place Public Markets, Inc. Joe Desimone died in 1946, and following his death, leadership in the company passed to his son, Richard Desimone.

From Farm to Market

Market Day was a major event in the lives of most farm families. The Pike Place Market satisfied important social and cultural needs for them in addition to providing the "hard money" they needed to buy the things they could not raise.

Farm communities differed widely in ways of life, ethnic composition, methods of farming and the kinds of provender they raised, but they had much in common as well. Even in the fertile Pacific Northwest, it took persistence, hard work, thrift and skill to coax the land to give forth a livelihood. An "Act of God"--a fire or a flood, for instance--could wipe out a year's work in a day's time. To balance the register, there were the rewards--pride, achievement, family solidarity and independence.

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Immigrants settled in ethnic clusters as newcomers sought out relatives and friends who spoke the same language and shared the same customs. Japanese farmers built their homes along the White River in the Kent Valley and cultivated truck gardens and pear, cherry and plum orchards. Georgetown and South Park became the haven of Italian immigrants who farmed a variety of vegetables--potatoes, carrots, celery, corn, lettuce. Across Puget Sound in the Olympic Peninsula and Island communities of Poulsbo, Skandia, Pearson, Lemolo, Keyport, Agate Pass and Bainbridge and Vashon Island, Scandinavian ranchers raised poultry, butter, milk, and eggs.

The Market opened at 5:00 a.m. each day. The early morning hours were given over to the excitement of drawing lots for stalls and the chores of tending to horses and arranging displays. Livery stables north of Pike Place accommodated some of the teams while others were left hitched to the wagons or tethered nearby.

The long journey at slow pace from the outlying farms meant that Market Day for the farm families had to begin at 3:00 or 4:00 a.m. Horses were fed in the darkness and harnessed by lantern light. Farmers who came longer distances--from Kent and from east of Lake Washington--made the trip only once a week, while those from the Duwamish Valley came nearly every day. The poultry and dairy ranchers across Puget Sound made the steamship voyage on a weekly schedule.

In farm families, everyone helped with the work. Children weeded the fields and washed vegetables while their parents did the heavy work and prepared the produce for market. Asmunta Desimone, wife of Joe Desimone, recalled bunching and tying as many as three hundred green onions a day during the busy season.

By 1918, the city's marketing operation was divided into "inside" and "outside" markets. The "inside market" was a long shed about 12 feet wide, divided into 74 booths where poultry, eggs, butter and other dry products were sold. The "outside market" consisted of low wooden tables and "stalls" marked by painted stripes on the planked street. Large umbrellas, some bearing advertisements for downtown department stores, afforded the only weather protection. Although this sometimes resulted in the "wet look," it was not the source of the term "wet row," which derived from the fact that farmers were allowed to wash and sprinkle their produce in the street stalls but not in the "dry row" or "inside market" booths. Wet and dry stalls continue to be part of the marketing operation to the present day.

The end of the steamship era on Puget Sound in the mid-30' brought to a close a colorful period in the Market's history. Forward deck cargo could be transported free of charge if it was carried on and off the ship by the passenger. Thus, for the price of a passenger ticket, farmers from the peninsula and the islands could bring their goods to market. Marketing became a holiday for the women while the husbands stayed home to mind the children and tend to the livestock. It was an overnight trip and a chance to visit with friends, take in a movie, and perhaps, dine in a restaurant.

Offerings were packed in baskets and crates the night before. The poultry was butchered and dressed, wrapped in cheesecloth and packed in baskets. (the City Fathers--undoubtedly wishing to spare the tender sensibilities of the patrons--had wisely forbade the slaughter and dressing of animals on-premise in the Market.)

Read

The steamer's crew helped the farm women load their baskets on board and the captain often pitched in to carry the cargo to the forward deck. After the steamship gave its whistle and cast off, the women would bring out jars of thick cream and brew coffee which they shared with the captain and crew during the voyage. The Verona became known as the farmers' boat for its part in the producer-to-consumer pattern.

The farmers faced many hardships, not all of which resulted from natural catastrophes. The creation of the Pike Place Market had given them an alternative to the commission system, but along with it came competition for stall space. It soon became apparent that stalls at the north end--near the "elbow" of Pike Place and Pike Street--were more desirable than those at the south end. A rotation system based on a daily lottery was devised to give everyone a fair chance at the choice stalls. Periodically, abuses were reported, and controversies developed. Occasionally, the system was adjusted to meet changed conditions.

The 1920s were a particularly stormy period. The Market was in its golden age. The number of farmers reached its peak in 1926 with 627 permits issued. The number of permits dropped slightly during the next few years and climbed back to the 627 again in 1932. At the same time, there were periodic rivalries between the Japanese and Italian farmers, continuing pressure from the Western Avenue commission grocers and high demand for choice retail space in the marketing district. The market company sought to squeeze the City operated daily rental space to a minimum in order to gain as much permanent rental space as possible.

Farmers organized into the Associated Farmers of Pike Place in 1922 to achieve more bargaining power with the City and with the Market management. The Public Market and Department Store Company expansion had helped the farmers by providing space off the street and under cover, but it had created another problem. Under the 1921 agreement between the City and the Market Company, the farmers were shunted to the northern, less popular section of Pike Place. On August 5, 1922, the Associated Farmers announced plans to launch a "tent market" near Fourth Avenue and Stewart Street. The Market Company capitulated in the face of this threat and made stalls at the southern end of the Market available to the farmers.

The farm life experienced many changes during the '40s and '50s and farms in the Puget Sound region were no exception. Changes on the farm were reflected in the Pike Place Market. During World War II, many Japanese farmers were placed in "relocation" centers, and many other farmers found jobs in defense plants. Young men were drafted to serve in the armed forces. The number and productivity of farms under cultivation declined and participation of farmers in the Market fell off accordingly.

During the postwar years, young men and women--many of them the sons and daughters of immigrants--were reluctant to return to farm life. Many had found industrial and business jobs or entered professions. The suburbs were developing as city dwellers moved outward and rural young adults, no longer content with farm life, found homes closer to their jobs. Shopping centers and supermarkets sprang up to supply their needs and the Pike Place Market no longer occupied the primary position as a regional food center that it held during the '20s and '30s.

Read

By the 1960s, the use of Pike Place as a major outlet for truck gardeners had declined. Fewer than 100 farmers were participating in the Market on a regular basis. Recently, however, with increased interest in the public market, the advent of hydroponic and organic farming methods and widespread consumer indignation over the rapid rise in food prices, the number of farmers appears to have stabilized at about 40-60 permit holders. Concern for the continued participation of the farmer-sellers at the Market was expressed by the public and by members of the Market community during 1973, with the result that City Council ordered an "intensive 30-day study to examine the problems associated with attracting additional vendors, especially farmers." A report on this study will be published in 1974.

Consumer Protection

Concern for the shoppers' welfare was built into the very fabric of the Pike Place Public Market. Even so it was inevitable that the Market should become the arena for countless three-cornered contests involving accomplished swindlers, righteous defenders of the public weal and aggrieved customers. The latter group was sometimes suspected of enjoying the game as much as the other players.

Schemes varied. Some operators used double paper sacks with bottom layers filled with sand. It worked well but only once per customer. Concealing rotten fruit under good layers and weighing the butcher's thumb were less imaginative, but more common.

Not long after the Market was established, a weights and measures ordinance was passed by City Council. The "true weight law," as it was known, was rigidly enforced. All food vendors were required to have their scales tested annually. Officials from the City's Department of Weights and Measures "raided" the Pike Place Market in 1912, and cited vendors who had failed to have their scales tested. The City's rigid enforcement policy netted mixed results. An investigation in September, 1929--early in the Depression--showed that customers at the Pike Place Market were getting more than their money's worth. A 15-cent bag of potatoes which was sold as two pounds was found to weigh two pounds, three ounces on the official scales, and two pounds of grapes registered two pounds, two ounces when weighed by City inspectors. In 1933, however, City officials discovered a number of short weight scales in use in the Market and elsewhere around the city. The illegal scales--over a ton altogether--were loaded into Harbor Patrol Boat Number 1 and dumped into Elliott Bay. The dump also included short-measure bottles and cans of various sizes and descriptions. All in all, it was a good example of consumer protection.

Responsibility for protecting the public interest was one of the duties which fell upon the Market Inspector when that position was created in 1911. The title was changed to Market Master the following year. Besides preventing illegal practices on the part of farmers renting daily space in the street stalls, the Market Master was responsible for the assignment of stalls, settling squabbles between farmers, making sure refuse was removed each day and otherwise administering the ordinance which governed the operation of the street market.

Arthur Goodwin became general manager of the Public Market and Development Store Company in 1918, and soon instituted rigid quality restrictions on the privately owned premises. He also established a liaison with the City-employed Market Master. Under this system, a customer could appeal to the Market Master

if any goods purchased at the Market were found to be short in weight or inferior in quality. Goodwin also installed "public scales" in the Market so that customers could check their purchases. He kept a "little black book" in which to record complaints. If Goodwin received several complaints against an individual market company tenant, he called in the offending merchant for a reprimand. If complaints persisted, the Public Market and Department Store Company refused to rent space to the offending merchant. Similarly, the Market Master had the authority to expel offenders from the farmers' market if they persisted in dishonest practices.

Meat inspection is an area of consumer protection in which Seattle was clearly the leader. When Seattle passed an ordinance in 1934 calling for compulsory grading of meat, it became the first city in the United States to have such a law. Simultaneously, the meat dealers' association and the butchers' union teamed up to secure legislation requiring meat dealers to be licensed. Some butchers literally fled the city in the wake of this two-pronged attack and the Pike Place marketing district showed several refrigerated meat stalls for rent in 1934.

Many mechanisms have been created over the years to protect the consumer at the Market. Perhaps the most effective, however, is the one identified by Arthur Goodwin early in his tenure as general manager of the market company--survival of the fairest. It was Goodwin's philosophy that merchants who give the best value for the money will show the greatest profit in the long run.

"A Good Place to Live"

In 1907, the area now identified as the Pike Place Market Historical District appealed to many people as an attractive place to live. The land fell away sharply from Front Street, now First Avenue, and hotels and homes on the bluff commanded 180 degree views of the waterfront, Elliott Bay, the Olympic Peninsula, Harbor Island, the Duwamish Head and Mt. Rainier.

A few palatial homes looked out over the waterfront farther north and in 1891, the Helgesen brothers opened a grocery store on Front Street near Virginia Street. As was customary at the time, Helgesen's offered delivery service. The store is remembered for its Scandanavian delicacies and the row of barrels in front of its counters from which patrons could purchase lutefisk, pickles, herring, and the like.

Streetcars clicked and jolted up Front Street at regular intervals and the corner of Pike and Front Streets was a major transfer point for lines diverging to all parts of the city. A photograph looking up Pike Street in 1907 shows no fewer than 13 trolleys in sight at midday.

The Leland Hotel, the Livingston Hotel at the corner of Front Street and Virginia, and the Stewart House at 89 Stewart Street all offered comfortable rooms at reasonable rates in the years before Pike Place was dedicated. The Maitland (now Fairmount) and La Salle Hotels were built early in the second decade of the century, and the Outlook Hotel first advertised for patrons in 1909. The Silver Oakum building housed the Market Hotel from 1910 to 1972. It was erected by Ben Silver and the building's name is supposed to have come from the linking of his name with the oakum, or caulking compound, used by seamen. Certainly many of the sailors and longshoremen in the area were frequent residents of the hotel.

With the opening of Pike Place Market, the district offered added attractions to both permanent and temporary residents. For many years a branch post office accommodated Market patrons, and in the 1920s, the Seattle Public Library maintained a station in the Main Market Building.

The second floor of the Economy Market featured "Oldtime Dancing" in the Arcadia Dance Hall where dime-a-dance hostesses entertained patrons. A newspaper account dated September 27, 1928, reported that there was no iniquity involved. An intrepid female reported posed as a "regular" to get her story. "I 'worked' both myself and the guests from 8:30 until 12:30," she wrote. "A girl asks a man to dance. He pays her 10 cents for every minute and one-half he dances. She gets five cents and the management gets five. If she inveigles him into buying refreshments she gets a further commission." But no vice, she said. The management enforced a strict decorum.

The Liberty Theatre on the east side of First Street was a popular attraction. The management kept an eye on shopping carts while customers took in matinees. It was not uncommon to see a long row of loaded baskets lining the sidewalks when a popular show was playing.

The dance halls may have been given a clean bill of health where rumors of vice were concerned, but the LaSalle Hotel enjoyed no such immunity, at least during one segment of its history. During World War II, it was reported that there were 17 permanent guests in the 53-room structure. Partly as a result of activities at the LaSalle and other such establishments, Seattle was put off-limits to military personnel during the war. Nevertheless, business remained brisk at the LaSalle with a clientele made up of seamen, longshoremen, and "average folks" from the city.

By the 1970s, the quality of housing in the marketing district had declined. Where modest but comfortable rooms at reasonable rates had formerly abounded, deterioration and a shifting population had taken their toll. Older hotels and rooming houses in the area became home and refuge for low-income residents, many of them elderly men. A study of the residential population of the Project area conducted in 1968 concluded that this community is made of primarily of "older, unattached men of limited means." In addition to low-cost housing, the area offered thrift shopping opportunities, views of the mountains, the waterfront and the harbor activities, and the excitement and bustle of the crowds. The same factors made the region a "good place to live" right from the outset.

Wars and Other Adversities

Events outside Seattle had their part in shaping Pike Place Market. The Market was just coming of age when the United States entered World War I. "World wars may and do rage," wrote a local newspaper report, "but the Sunday roast is not, therefore, to be neglected." Smith's English Bakery, the Kiaska German Delicatessen, the Egyptian Hama's cone company and the Turkish Ovatia's fish market were too busy providing food for Seattle's dinner table to worry about ethnic rivalries--especially when the war was half a world away.

Fish prices were on the rise, however, and the City deemed it a "wartime necessity" to go into the fish business in March, 1918. The State Fish Commission offered to furnish the City with salmon from state fish hatcheries. When the City Fish Market opened, salmon was selling for 20 to 22 cents a pound; a month

later it was down to 10 cents a pound. After the war ended, City Fish eventually reverted to private ownership and the City got out of the fish business.

The Market did not fare so well through World War II. It was a gloomy period in the nation's history and a shameful one for a marketing enterprise in which Japanese immigrants had taken part from the beginning. Reaction to the bombing of Pearl Harbor had not subsided on December 15, 1941, when the Sanitary Public Market, which housed many Japanese-American tenants burned to the ground in one of the city's most spectacular blazes.

It was a time of mass hysteria. The nation was unprepared for an all-out war, and losses in the Pacific came rapidly. Along the West Coast, citizens expected Japanese submarines to pop out of the water any moment. The drone of an airplane was enough to cause frantic mothers to call their children in from playing. At night blackouts were ordered; in the daytime, children practiced air raid drills in school. The Sanitary Market burned with explosive speed, and the Japanese-Americans were placed under an unjust suspicion of sabotage.

Many Japanese-American farmers resorted to wearing pins which read "I AM AN AMERICAN" in a futile effort to save their businesses, but people were in a state of near panic and refused to buy from anyone they suspected might be "the enemy." In May, 1942, many Japanese-Americans were taken by train to the Puyallup Assembly Center for reassignment to relocation camps. Longtime patrons of Pike Place Market insist that it has never been the same since. Sixty to eighty percent of the wet stall vendors in 1941 were of Japanese descent and their removal left a sizeable void. In 1939, 515 farmer-seller permits were issued; by 1943, the number was down to 196. Although many Japanese-Americans returned after the war, the overall number of farmers selling in the Market never returned to its pre-war level.

The Great Depression! No other period in the Market's history calls forth so many nostalgic tales. The Market was in its prime and was almost the only enterprise that did not suffer huge losses. People had to eat, and the Market with its busy arcades and person-to-person marketing style brought people together in warm and human encounters. Carly Westcott who operated the Market Barbershop is remembered for a "special" she offered to unemployed men. For \$1 a month, any man who was out of work could get a haircut and a weekly shave. Food values in the Market were real. For 10 cents, a person could get three heads of lettuce; a quarter would buy a shopping bag full of vegetables. Soup bones were free.

The economy was beginning to revive in 1939 when the City and the Market company undertook major improvements including the installation of a bulkhead replacement along Pike Place. The work filled the air with noise and dust for months. Vibrations from the drilling and pounding shook merchandise off the shelves and jarred people's nerves but the Market remained "open as usual" and business remained brisk. Merchants and shoppers complained and joked and endured.

Ten years later, the Market buildings suffered virtually no damage in a major earthquake which shook Seattle April 13, 1949. Carly Westcott recalls deserting her barbershop and racing up the stairs when she felt the first shock of the temblor. Only later did she realize she was clutching an open straight razor, a fact which undoubtedly accounted for the startled looks and hasty withdrawal of the people she encountered in her flight.

Two fires within two months of each other made the winter of 1961-62 a costly one for the marketing district. On the night of November 11, 1961, a three-alarm fire destroyed the Municipal Market building and the bridge over Western Avenue which linked it to the rest of the Market near Stewart Street. Two hundred firemen battled the blaze while the Salvation Army served coffee and doughnuts. Efforts to save the bridge were unavailing. It collapsed in a spectacular cascade which sent sparks and flames hundreds of feet into the sky and plummeted shops and merchandise into Western Avenue. The fire apparently was caused by a short circuit in the wiring near the bridge. The Joe Desimone foot bridge, built in 1925, survived the fire.

Two months later, an early morning fire on January 7, 1962, damaged the historical National Guard Armory on Western Avenue north of Virginia Street. A massive brick structure built in 1909, the Armory was known for its towering battlements, arched portal and iron portcullis. The building stood vacant from the end of World War I until 1946 when it was pressed into service as an unemployment office. In 1968, the site was acquired by the City of Seattle and the fire-damaged Armory building was demolished amid controversy over the possibility that it might have been saved as an historical landmark.

Magnificent Dreams

The Pike Place area has always exerted an immense fascination for imaginative people. Something about its peculiar combination of cliffhanging topography, spectacular views and "linking" position between the waterfront and the retailing core of the city has attracted dreamers of dreams and schemers of schemes.

Despite the magnificent dreams it has from time to time inspired, the market district seems determined to remain what it started out to be. The people of Seattle will have their public market and have it on a scale and magnitude that is comfortable, not overwhelming. The history of what did NOT happen in the marketing district is almost as interesting as the story of what did.

The first "magnificent dream" on record for Pike Place is a proposal for an underground market in 1913. The idea got on the ballot in the form of an initiative petition for a \$150,000 bond issue to excavate an 800-foot subway under Pike Place for a public market. It would have been linked to the wharves by a conveyer belt. The measure failed at the polls.

Another proposal for the City to build a public market at Pike Place was placed on the ballot in 1917, this time to the tune of \$600,000, and again the people's response was "NO!" A later attempt to secure passage of this second proposal in 1919 also failed.

Mayor "Doc" Brown's proposal in 1926 was by far the most visionary. E. J. Brown was mayor of Seattle from 1922 to 1926, during which time he carried on a continuing feud with the Public Market and Department Store Company. In 1926, Brown unveiled his dream for a city-county public market building at the Pike Place site. The structure would have been huge and would have extended all the way to the waterfront with many retail and wholesale levels, space for a world trade center and a flexible marketing arcade on the roof where cover could have been added or subtracted according to the weather. Mayor Brown was defeated in his bid for re-election in 1926 and his dream for the Market ended with his tenure as mayor.

After failure of Mayor Brown's scheme, the Market's design apparently escaped attention until 1950 when Harlan Edwards (husband of City Councilman Myrtle Edwards, 1956 to 1969) proposed tearing it down to build a parking garage. Edwards, a civil and structural engineer, was a man of vision. His would have been no ordinary parking facility. He would have crowned the project with a spacious new city park. Adjoining or beneath the park, he envisioned a space for a "first class restaurant, shops dealing in curios and distinctive Pacific Northwest projects, and possible department store concessions." The plan also called for "public market stalls" beneath the park and a central checkroom where merchants could deliver parcels purchased during the day.

Once again, the Market survived a proposal which would have changed it beyond recognition. Harlan Edwards' parking garage never materialized.

The Fifties and Sixties

As the Market approached its 50th anniversary, a dismal discussion was in progress. City Council was hearing testimony on the question of abandoning City support of the farmers' market. The lease under which the City operated the daily rental stalls was expiring, and farmer participation had declined to the point that the operation was no longer bringing revenue into the municipal coffers. Annual revenue from the stall rentals had fallen off more than 21 percent between 1951 and 1955, while annual expenses for sanitation and upkeep, the services of the Market Master and other operating costs had jumped by more than 68 percent. The result was a shift in the ledger from black to red. Compared to an income margin of \$1,200 in 1951, the Market operation had cost the City more than \$8,000 in 1955.

During the discussion, Mrs. Harlan H. Edwards emerged as a Market advocate and argued for renewal of the lease, citing "many expressions of interest" from persons who wanted the Market retained. After a lengthy debate during which the property owners agreed to relieve the City of responsibility for repairs to the buildings, City Council voted on May 28, 1957, to renew the lease for a period of 10 years.

The Market had gotten a reprieve, but few people were optimistic about its future. The Pike Place Farmers' Market Association, organized during the summer of 1956 to undertake a long range publicity program, set to work to increase the popularity of the Market. The association enlisted the support of nearly all the farmers and merchants with stores and shops in the Market area. Despite their efforts, the slow process of economic decline continued in response to complex economic forces both in the Market area and in the overall Puget Sound region. Produce farming was affected by general trends toward large scale, mechanized farming and the industrialization of farm land. In the Market area, the economics of real estate were contributing to the process of decline as property owners hesitated to invest money in repairs, and the kinds of business tenants who characteristically seek low-income space were attracted. Stores selling pornographic literature and offering peep shows moved in along First Avenue. A bingo hall opened on the second floor of the Economy Market building, and the number of salvage outlets, thrift shops and secondhand stores in the area increased.

Changes in downtown traffic circulation patterns also affected the Market area. When the Alaskan Way Viaduct was constructed in 1953, a pedestrian bridge between the waterfront and the Market at Pike Street was removed. Elimination of streetcar lines along First Avenue and conversion of Seattle Transit System to diesel-powered buses further reduced pedestrian traffic through the Market, as the main transfer points for downtown lines were shifted to Third, Fourth and Fifth Avenues.

During the late '60s, a new group appeared in the daily rental stalls of the Main Market. Under the agreement between the City and the private property owners, stall spaces not rented by the City to farmers before 9:00 a.m. each day reverted to the property owner and could be rented to any tenant at whatever rental could be negotiated. Farmers rented stalls from the City at \$.85 a day for "dry row" and \$1.00 a day for "wet row" stalls. With farmer participation at a low level, much space was unused and the Market arcades had an empty look. At this time, interest in leathersgoods, macrame, beadwork, and other handicrafts was increasing, and a few entrepreneurs--mostly long-haired members of the youth culture--began renting spaces. In time, they were joined by more and more producers of handmade arts and crafts and the group became a stable component in the Market's commercial structure.

By the end of the 1960s, the buildings in the Pike Place area had deteriorated and were suffering from neglect. The paint was cracking and peeling off the outer walls of the Economy, Corner, Sanitary and Main Market buildings. Marquees hung unevenly from rusting chains. Concrete and wooden floors showed the effect of wear, moisture and settling earth. Wooden structures leaned for support against neighboring brick and concrete buildings. Clearly, some form of public or private intervention was indicated to reclaim the area from deterioration and to perpetuate the character and function of the Market.

Pike Place Market Preservation & Development Authority

85 Pike Street-Room 500-Seattle Washington 98101.....phone 206-625-4764

THE PIKE PLACE PUBLIC MARKET

The Pike Place Market began in 1907 as a means of beating "the middleman" in the farmer-to-consumer produce connection. In 1971, the 7 acre Market was designated as an Historical District within a surrounding 22-acre urban renewal project area. The Pike Place Market is one of the nation's oldest continually operating farmers markets: a vital shopping area, major tourist attraction, and one of Seattle's favorite places.

There are currently some 50 farmers selling locally-grown produce from the "wetstalls" along the main arcade. Over 300 craftspeople have permits to sell on the Market daystalls. There are approximately 175 permanent businesses located in the Market, two-thirds of them food-related, restaurants, or services. Half the businesses in the Market were established before 1960, and all but a few are independently owned and operated. There has been 25% increase in the number of businesses operating in the Market since the advent of the urban renewal project in 1973.

Between 10,000 and 30,000 people visit the Market each day. The most frequently expressed reasons for coming are the produce and the atmosphere.

THE PIKE PLACE MARKET PRESERVATION & DEVELOPMENT AUTHORITY

The Pike Place Market P.D.A. is a non-profit public corporation created in 1973 to carry out the goals of the rehabilitation-oriented Market urban renewal project. Its purpose, according to its charter, is to:

"undertake the renewal, rehabilitation, preservation, restoration, and development of structures and open spaces in the Pike Place Market Historical District and surrounding areas in a manner that affords a continuing opportunity for Market farmers, merchants, residents, shoppers and visitors to carry on their traditional Market activities."

The P.D.A. is governed by a 12-person Council; of which four are appointed by the Mayor, four are appointed by the Council itself, and four are elected by the Constituency. The Constituency is the corporation's membership organization; meetings are held quarterly to review P.D.A. activities and provide a forum for public discussion and involvement.

Development

The P.D.A. has accomplished rehabilitation of approximately 80% of the Historic District in the six years of its existence. These projects include:

- The Soames/Dunn Building (1977) -
commercial -
Approximate cost, \$671,000.
- The Triangle Building (1977) -
commercial and residential -
approximate cost \$643,000.
- The Corner Market (1976) -
commercial -
approximate cost \$324,000.
- The Core Market (1979) - the North Arcade, Leland/Bakery,
LaSalle Hotel, Fairley group and Economy Market Building -
commercial, residential and public -
Approximate cost, \$10.5 million
- The Cliff House (currently under construction) -
low-income housing -
approximate cost \$546,000
- The Sanitary Market (planned) -
commercial and mixed income, residential -
projected cost, \$1.9 million

P.D.A. development activities have occurred in the context of development throughout the 22-acre urban renewal area of a total cost of approximately \$55 million. These improvements include:

- The Hillclimb Corridor, a stairway linking the Market with the Seattle Aquarium and waterfront.
- Market Place North - a multi-million dollar private new construction including low, - moderate, - and high-rise townhouses, condominiums and offices plus athletic club and commercial space.
- Public improvements - street rebricking, improved lighting and public park.

Property Management

As the P.D.A. has developed properties, it acquired ownership of these and other buildings from the City. The P.D.A. is now the principal property owner in the Market, owning approximately 450,000 square feet of residential and commercial space, with expectations that this will increase to over 700,000 square feet

by 1982. It provides leasing, promotional, janitorial, maintenance, and security services to the properties it owns and to other properties in the area under contractual agreements with the City.

Public Services

The P.D.A. serves as an "incubator" for a variety of public service projects developed to meet the needs of the low-income people living in the area and to perpetuate the traditional Market activities. This include:

- Establishing two community-controlled corporations which operate a community health clinic and a senior community drop in center.
- Sponsoring a Cooperative which operates a direct farmer-to consumer Bulk Commodities Exchange.
- Undertaking sponsorship of an experimental loan program to capitalize new farmers.
- Sponsoring an Oral History chronicling the lives of farmers in the Market, and documenting the impact of urbanization on farming.
- Establishing an effective outreach program to reach farmers in the Seattle area.
- Identifying specific needs such as day care, community canning of foods, organization of buying clubs among low-income people as future P.D.A. program objectives.

Financial Summary

Gross Rents

Fiscal Year (FY)	1978	1979	1980 (projected)	1981 (projected)
	351,000	589,000	<u>880,250</u>	<u>1,053,000</u>

Annual Operating Expenses, FY 80

Operating expenses	707,000
Fixed expenses	476,000
Total	<u>1,383,000</u>

Book Value on Properties Owned (Year-end FY79) *

Soames/Dunn	472,000
Triangle	271,000
Corner Market	301,000
Core Market	<u>3,200,000</u>
Total	<u>4,244,000</u>

(*Difference between cost and book value is due to federal and local grants received for development)

Staff

Management and Clerical	13
Janitorial	7
Maintenance	5
Security	6
Total	<u>31</u>

July, 1979

Pike Place Market Preservation & Development Authority

85 Pike Street Room 500 Seattle Washington 98101.....phone 206-625-4764

MISCELLANEOUS FACTS AND FIGURES ABOUT THE PIKE PLACE MARKET

Some 4000 people live in the Market area, 4/5 alone, and 1/3 over 65.

Between 10,000 and 30,000 people visit the Pike Place Market each day.

The most frequently expressed reasons for coming to the Market are the produce and the atmosphere.

Over 60 farmers sell at the Market.

Over 300 craftspeople have permits to sell at the Market.

There are more than 150 different permanent businesses in the Historic District.

All but 3 of the Market businesses are independently-owned and operated.

Of the businesses in the Market, 1/3 are food-related, 1/3 are services or restaurants, and 1/3 are a conglomeration of indefinables.

Some \$45 million dollars of public money will have been invested in the Pike Place Urban Renewal Project at its conclusion, 3/4 federal and 1/4 city.

Private investment in the project area is expected to reach \$75 million.

There has been a 25% increase in the number of businesses since the start of the renewal project.

In the main Market, nearly 40% of the businesses opened before 1960 and 15% before 1930.

The free parking spaces on Pike Place are the last free on-street parking spots in downtown.

Property owned and managed by the PDA totals 415,000 square feet, projected to increase to over 700,000 sq. ft. by 1982.

Guidelines of the Market Historical Commission

(These guidelines, approved October 10, 1979, supersede all previous Guideline documents.)

Introduction

Seattle's Pike Place Market is the last farmer's market in the United States which has not been modernized and therefore, to a large degree it is unspoiled. It was established by ordinance in 1907. In the 1920's and 30's when many farmers grew their produce closer to Seattle, there were more farmers' stalls than there are now. But loss of some of these stalls has been made up by a greater variety of other vendors and retail outlets. In November of 1971 the people of Seattle, by initiative measure at the municipal general election, voted to preserve the character and flavor of this market for all time. Specifically, they established a seven-acre Pike Place Market Historical District to be administered by a twelve-citizen commission with the aid and cooperation of the City's Department of Community Development.

Ordinance and Guidelines

The Pike Place Market Historical District Ordinance is the vehicle for preservation of the Market as a community and regional asset. It provides the means for control of changes and modifications in the Pike Place Market Historical District.

These guidelines, issued pursuant to Ordinance 100475, (as amended), are to help preserve and improve the District, and are designed to be sensitive to its unique characteristics. The guidelines are to be interpreted liberally; they should not prevent spontaneous development nor force uneconomic uses or changes. The guidelines should stimulate harmonious and orderly development, while allowing gradual adjustment to varying and changing Market activities. The Guidelines are legally binding only within the context of the ordinance.

The Ordinance is the basic law. The Guidelines always speak within the terms of the ordinance which provides that "the Commission shall make rules, regulations and guidelines according to the criteria in this ordinance for the guidance of property owners within the Historical District." The Guidelines are, therefore, based upon and drawn from the text of the Ordinance. As such, they are intended to be of value to Market District property owners, merchants, tenants, residents, governmental agencies and the general public who wish to alter the physical appearance or the use of space within the District.

The Commission and the Guidelines

The responsibility and the authority of the Commission lies in two general areas: First, the Commission is to promote, preserve and perpetuate the cultural, economic and historical qualities of the District. Second, the Commission is to pass on all applications for building permits and Certificates of Approval involving demolishing, building, renovating, altering, modifying, changing, improving and even painting, as well as changes in use within the seven-acre District.

Appeals of Commission Decisions

The Ordinance provides an opportunity for appeal of decisions by the Commission. Appeals may be brought by a person who was present at the Commission meeting where the decision was made. Appeals are made to the City Hearing Examiner. The decision of the Hearing Examiner is final.

Guidelines Applicable to the Entire Historic District

I. Fundamental Market Uses

A. General Principles

The citizens of Seattle and the Commission desire to maintain and perpetuate the character of the Market, responding to the changing needs of the community and, thus, retaining certain elements while absorbing new ones.

The major goals of the Commission shall be to preserve:

1. The Market as a place for the farmer to sell his produce.
2. The Market as a place for the sale of food.
3. The Market as a place where citizens in the low and moderate income groups can find food, goods and services, and residences.
4. The Market as a widely varied shopping area of many small, owner-operated shops.

B. Priority of Market Uses

The Commission is responsible to make those judgements of quantity and quality which assure preservation of the character of the Market and perpetuation of the cultural, economic and historical qualities of the District. Uses should reinforce the Market's unique qualities rather than emulate pedestrian-shopping opportunities found elsewhere in the City. Both the Historical District and the Farmer's Ordinance recognize the vital importance of local farmers and establish the primary use of day stalls for the sale of fresh fruit, produce, flowers, and plants by local growers.

In recognition of the importance that the mix of business types plays in the character and functioning of the Market, the Commission has established the following prioritization of uses. The Commission has also established various zones for the Historical District which identify those areas where the maintenance of a concentration of highest priority uses is essential for the preservation of the Market's character.

The zones established in these Guidelines are not absolute and the Commission may depart from the priorities indicated. In general, however, the zones are to be respected, and variances or departures from the zoning are permitted only in instances when the Commission is assured that such a departure is justifiable in terms of the general mix of uses in an immediate area and the effect on the Market as a whole. The primary concern of the Commission shall be the perpetuation of specialty businesses throughout the Market. That use of the Commission's discretion in such cases is further defined and explained later in these guidelines.

1. Food Related Uses

1st Priority - sale of locally grown food products and the sale of meat, fish, poultry, fruit, produce, flowers, and plants by owner-operators.

2nd Priority - sale of food items such as bakery goods, dairy products, delicatessen and grocery items by owner-operators, particularly items sold in bulk or needing further preparation.

3rd Priority - owner-operated businesses offering food related items such as garden supplies or food preparation supplies.

4th Priority - owner-operated food and beverage businesses offering on-premise consumption facilities. Class H liquor licenses are not traditional in the Market but may be allowed in restaurants open for dinner. Service bars with no open display of liquor are preferred but the type of liquor service will be reviewed on an individual basis.

5th Priority - owner operated fast food businesses selling food, especially prepared for off-premise consumption immediately following sale.

2. Non-Food Uses

1st Priority - housing particularly for low-income, elderly and single persons.

2nd Priority - sale of used goods and inexpensive necessities or repair services, particularly for District residents and low income shoppers.

3rd Priority - personal, professional, informational, or social assistance services (at other than street levels), especially those which serve the needs of district residents, merchants, and shoppers.

4th Priority - sale of merchant made art-craft items.

3. Minor Changes of Use

Minor adjustments and changes to use definitions may be necessary to equalize competitive footings of similar merchants. The burden of proof for demonstrating the necessity for such a change and assurance that there would be no significant change in the character of the business with the expanded use shall be placed on the applicant.

a. The Commission shall consider:

1. The merchant with the highest ratio of high priority merchandise.
2. The merchant operating with the strictest use definition.
3. The merchant with the most external restrictions (lease terms, mobility, retail area, etc.)
4. The merchant with the greatest degree of specialization.

b. The Commission shall not:

1. Act to preserve or establish monopoly control.
2. Restrict an existing merchant in favor of a new merchant.
3. Restrict merchants to a specific brand of product lines.
4. Prevent a new business that conforms with the guideline zoning from entering the Market solely because of possible competition with an existing merchant.
5. Permit new, significant changes or additions to a use approval that would detract from the specialty nature of the business should such additional goods or services be currently approved for a nearby existing business.

4. Departures from Zoning Criteria

Uses that do not conform with the zoning criteria shall be considered by the Commission if the style and method of business operations significantly meet the standards set in these guidelines.

AND:

a. the business or use provides a service or goods that specifically cater to the low income users of the Market,

OR:

b. the use would not be a significant change of use from a grandfathered use operating in that location,

OR:

c. 1. the use proposal will occupy a space where it will not significantly alter the character of the immediate area (that space being either relatively small or removed from pedestrian ways), and

2. the proposed use will add to the healthy economic mix of the Market as a whole,

Similarly, uses that are in conformance with the zoning classifications may be denied approval by the Commission if:

a. There is demonstrable evidence that the proposed use will cause an adverse effect other than competitive to an established business,

OR:

b. The Commission determines that such a use as that proposed would adversely affect the "health and mix" of uses in the Market, especially if the use is in a low-priority classification,

OR:

c. The use proposed does not substantially meet the criteria for styles and methods of business operations as described in the guidelines.

5. Mix of Use, Competition and Economic Hardship

Ordinance 100475 empowers the Commission to preserve and encourage "the cultural, economic and historical qualities relating to the Pike Place Markets and the surrounding area and an harmonious outward appearance and market uses which preserve property values and attracts residents and tourists."

5th Priority - sale of hard to find goods such as seasonal, ethnic, or those not readily found in the Greater Seattle Area.

6th Priority - performing arts and cinema.

C. Styles and Method of Business Operations

The Character of the Pike Place Market is shaped not only by the distinctive array of uses, but also by the styles and methods of business operation which traditionally emphasize face-to-face transactions, and a high degree of service to the customer. Thus, the Market Historical Commission will evaluate the operational characteristics of a proposed business in determining the compatibility and acceptability of the use in the Market Historical District, according to the following criteria:

1. Businesses principally serving local residents are preferred over those which are primarily tourist-oriented.
2. Businesses which will operate during regular business hours, as established by management for levels and areas of buildings, are preferred.
3. Mechanized processes and equipment are not desirable unless they are essential to the operation of a business, and they enable the public to view work underway to accomplish the end product. Mechanization for promotional purposes only is discouraged. Decisions on such matters will be reviewed by the Commission on an individual basis.
4. Display methods or sales practices that lessen or eliminate the personal services by the merchant are undesirable. Prepackaging of goods otherwise available in bulk and containers specific to the product is discouraged.
5. Growth through the introduction of new, independent start-up enterprises is strongly preferred over extension, expansion or financial affiliation with another existing business.
6. The babel of sounds which characterizes the Market is an important part of the Market. Performance of live music may be an acceptable use provided it does not interfere with other uses. Electronic amplification of sound in public areas is not permitted except in special circumstances.
7. The maximum commercial area of any one business shall be limited to 2,000 square feet unless there are exceptional circumstances.

D. Guidelines for the Interpretation of Use and Zoning Criteria

1. Use Definitions

In addition to the classification of priorities, each business shall be defined in generic terms, (i.e. as a bookstore, fresh produce stand, jewelry store, used collectables, etc.). Additional clarifications or restrictions on the definition applied to a business for the purpose of a "use description" may be required for those uses not automatically in conformance with the zoning and criteria established in these Guidelines.

2. Change of Use

The commission shall review all changes of use in the Historical District. Businesses desiring to change their use must apply to the Commission for approval prior to the change. Changes of use occur when:

- a. A business owner desires to change or expand a use description to permit a proposed change in the character of the business.
- b. A new business owner will not be operating the business as an owner-operator.
- c. The business is to occupy a space that was previously vacant or occupied by a business of a different character.

In cases where the Commission considers an application for a change of use the review shall be *de novo*, i.e. the application for use approval must stand on its own merits as if it were a new use. This shall apply especially to grandfathered or otherwise nonconforming uses where the Commission will make every effort to limit non-conforming aspects of the use. The Commission shall never endorse the ownership of more than one business in the Market by the same proprietary interest.

In enforcing the provisions of the Ordinance, the policy of the Commission shall be one of viewing the Market as an economic whole; a concentration of small, independent shops and services offering an unique blend of merchandise and personal attention that benefits merchants and shoppers alike.

While the Commission will encourage in every way possible a diverse and health mix of uses in the Market, the Commission will not attempt to regulate or interfere in matters of direct competition between merchants.

The Commission shall assume that every merchant in the Market has entered business with the assumption of all standard risks in running a business in a competitive environment. The Commission will also assume that the economic health of individual business tenants is a prime consideration of the property owner. Admittedly, some businesses may fail, but it is the responsibility of the business owner and the property owner to act to maintain the success of the business.

6. Temporary Changes of Use

The Commission may occasionally grant TEMPORARY additions (not exceeding one year) to use approvals for a supplemental use that is not in conformance with the business use description in consideration of temporary economic difficulties. However, it shall not use its public powers to preserve the economic life of an individual tenant at the expense of another or to permanently alter the desirable mix of uses in the Market.

II. Design of the Market

A. Basic Principles for the Market as a Whole

Section 4-c of the Ordinance states:

"The buildings with their marketing activities and residential uses combine to form a distinctive area focusing on the central Market buildings which, although humble and anonymous in character, are in example of intriguing, dramatic architectural spaces servicing and adjusting to the varied and varying characteristic marketing activities. The central building spaces are particularly unique in form and character, having grown to their present form through years of anonymous and functional creation to conform to the changing Market activities, always serving low-income consumers along with other special needs of the public. The District possesses integrity of location, original construction, use, and of feeling and association."

Within the District it is generally better to preserve than to repair, better to repair than to restore, better to restore than to construct. Whatever is proposed must tend to maintain the character of the Market.

Any additions or changes to buildings shall maintain the character of the Market. This may be achieved by assuring that any repair or new construction fits the general requirements and the special characteristics of each area or zone in the Market District.

The Commission is responsible for making those judgments of design which assure that the character of the market is preserved and that the cultural, economic and historical qualities of the district are maintained.

To carry out its responsibility, the Commission has adopted the following guidelines to be used as a basis for decision-making on the approval of a design. However, the guidelines are not absolute and binding as many of the elements which establish the character and quality of the District must respond to changing Market activities. While all design changes will be considered in the light of both these guidelines and historical precedent, the Commission has discretionary powers to interpret these guidelines as they may apply in individual cases.

B. Major Structures

1. Buildings should be a backdrop to Market activities.
2. New buildings must relate in material, scale and form to surrounding structures. Contemporary design which is harmonious with the surrounding environment in the District in terms of scale, materials and color may be acceptable.
3. Buildings and facades should be brick, stone, or concrete, with an approved surface treatment. Exterior building materials with an inherent color are preferred since painting is not necessary. In all design there should be emphasis upon the functional quality of detail and spatial form: in benches, ceilings, windows, columns, eaves, lighting, signing, and stalls.
4. Buildings and the spaces between should relate easily and openly to the external public areas. Building facades should have a greater proportion of voids than solids on pedestrian levels.

C. Maintenance of Permanent Building Elements

1. The exterior building surfaces above the first-story level, the primary architectural elements below the marquee, columns, arches, rails, decorated ceilings, lighting and other significant elements shall be maintained.
2. The exteriors of permanent historic buildings should be carefully restored and maintained. Replacement buildings should relate to historical ones in terms of circulation, scale, expression and proportion of openings, materials, color and other architectural considerations.
3. The main architectural elements of buildings must not be altered or disguised. Buildings as a whole will be seen as the significant architectural elements.
4. In commercial areas electrical conduit and plumbing pipes should be exposed, except over food preparation areas, which must be covered, where required by Code.
5. The timber columns should not be concealed. Walls should not be built onto or around them. Signs should not conceal them.

D. Patterns of Energy Consumption

The Commission is concerned with the effect of reduced energy consumption on physical design in the Market. Advanced technology in mechanical and electrical systems is recognized as a contemporary improvement. This technology, however, should not produce environmental qualities inconsistent with those traditional to the Market. Traditional uses of energy in the Market are, in themselves, energy-efficient, such as feature lighting vs. area lighting, open shops with radiant heat only at critical locations vs. controlled environments, natural ventilation, and movable sun shades.

E. Design of Individual Business Spaces

1. Fronts of spaces along arcades and pedestrianways.
 - a. Spaces open to arcades or public ways are much preferred to shops with closed fronts. In all cases, merchandise should be easily visible from the main pedestrian ways.
 - b. Shopfronts and stalls along arcades or public ways should not depart from the character of the building facade of which they are a part. Materials used should be similar to those used throughout the building. Plain (undercoated) concrete, stucco, or painted wood are preferred.
 - c. While fronts of spaces should be generally neutral, some color variety is acceptable. No more than two (2) contrasting trim colors may be used and unfinished wood or shingles are not acceptable. In general, false fronts such as pseudo-mansard roof, chalet motifs, and the like are not acceptable.
2. Ceilings, walls, floors, lighting.
 - a. Ceilings and walls should be light in color and generally should not incorporate such unusual effects as flockedwall paper, spangles, or glittered plaster. Signs and trim may use brighter colors than will be allowed for walls, ceilings, etc. No fluorescent paint colors will be permitted.
 - b. Floor coverings should be sensible and easily cleaned. For example, wood, fired tile, linoleum, vinyl asbestos tile, vinyl tile, concrete, asphalt composition materials are acceptable. Carpet or imitations of wood, brick, tile, or stone are generally unacceptable as floor coverings.
 - c. In general, incandescent lighting should be used. High stalls and enclosed shops or restaurants may be allowed to use some fluorescent lights if the lights are thoroughly concealed and if daylight spectrum tubes are used. Special consideration will be given to the lighting requirements of the U.S. Department of Agriculture.
3. Display Structures
 - a. Display structures must not diminish the open feeling along the arcades, nor should they interfere with views into, through, or out of the Market. Off-hour night security doors, gates, and covers should be finished and unobtrusive.
 - b. The display of goods themselves should be the dominant element in the organization of shops and business space, with minimization of shelving, cases, and other display supports. The use of decoration, or artificial effects is discouraged.

F. Pedestrian Ways

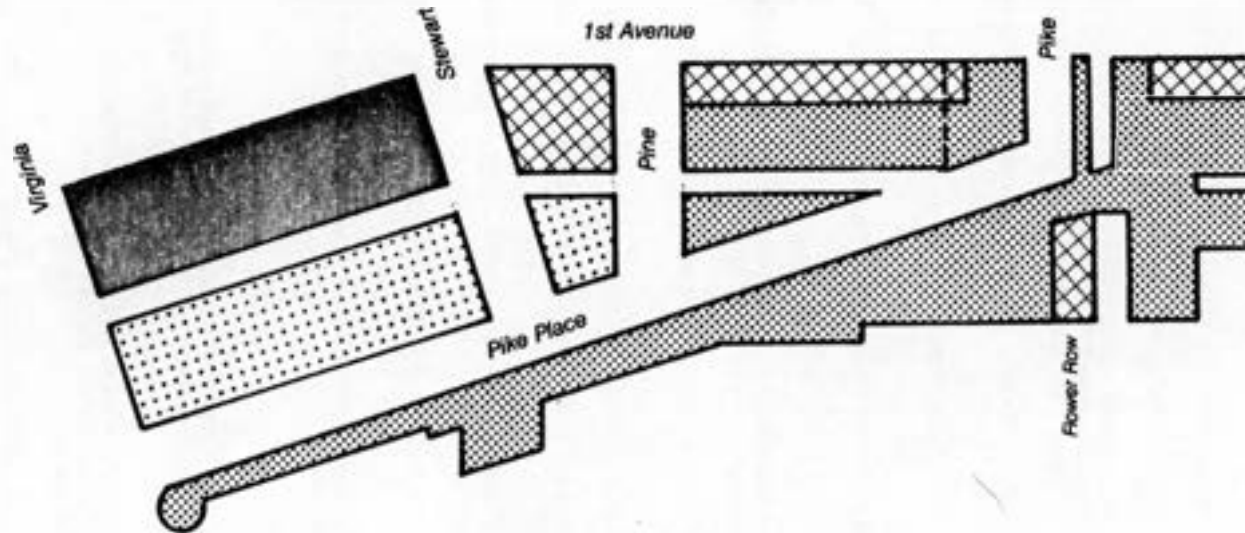
1. Building elements
 - a. Marquees should be restored and maintained. The undersides should be a neutral and reflective color. Edges may be of a contrasting color, consistent on each building.
 - b. Awnings — sunshades — These should be of fabric meeting fire code requirements and should be uniform on any one building.
 - c. The Main Arcade interiors should be meticulously maintained.
 - d. Walls and ceilings that are visible along pedestrianways should be painted a light color.
 - e. Floors in public areas should have continuity of material and color.
2. Public Elements
 - a. Sidewalk and street pavement — Where possible, the same material should be used for each kind of application throughout a zone. Brick and cobblestone paving should be restored where it has been removed or covered. Patching is generally preferable to complete replacement.
 - b. Street furniture — Public seating is needed. Sheltered seating should be provided without impeding pedestrian movement.
 - c. Plants and flowers — Potted plants and flowers are acceptable but should not impede pedestrian traffic.
 - d. Litter receptacles of uniform design should be provided throughout the District.
3. Lighting
 - a. Lights which illuminate interior public ways should be incandescent, and the fixtures should be maintained or replaced with identical or similar ones.
 - b. In marquee and arcade lighting incandescent fixtures should be used. Lights should be of uniform wattage.
 - c. Street lighting should be restored to approximate original lighting in the District.
4. The Commission shall seek to maintain and enhance the pedestrian qualities of the market by encouraging the location of:
 - a. Public amenities such as restrooms, walks, sitting areas, viewpoints and picnic areas in appropriate locations.
 - b. Market-related uses, which tend to attract people, in all street level and ramp-level pedestrian spaces.
 - c. Adequate parking at levels and places which will not replace or work against pedestrian access and market character.

G. Signs

1. Signs shall be simple, clear and direct. Painted signs and standard lettering styles are preferred. Sign lighting should be subdued, incandescent or neon, and front-lit from the exterior rather than the back-lit fluorescent type.
2. Signs shall relate both physically and visually to their location. Signs shall not hide or obscure the architectural elements of the building. Exterior signs should be flat against the buildings, painted on them, or hung from the marquee.
3. Where possible, signs should reflect the character and the use within the structure. Symbolic, three-dimensional signs such as a barber pole, pawn shop symbol, a shoe, or other symbols illustrating the product or service being sold on the premises, are acceptable, provided they meet other sign guidelines.
4. All signs, especially the Main Market signs, shall be meticulously maintained.
5. Generally, off-premise signs are prohibited except where areas have been reserved for groups of signs or for signs which identify the Market District as a whole. Exceptions involving businesses with special locational problems may be considered. Signs that flash, blink, revolve, or appear to be in motion, or signs that vary in intensity are not permitted. Permanent sandwich boards are not allowed.
6. Temporary signs and banners are subject to the approval of the Commission. In all cases, such temporary signs shall be of moderate size, and their message simple, clear and direct.

All temporary signs shall be removed promptly after the advertised event.

Zoning of Market Uses



Zone

- 1
- 2
- 3
- 4

	Zone 1	Zone 2	Zone 3	Zone 4
Street/Arcade Level	Food 1+2	Food 1-3	Food 1-3 Nonfood 2	All in Priority
Below Street Level	Food 1-4 Nonfood 2	Food 1-4 Nonfood 2+3	Food 1-4 Nonfood 1-3	All in Priority
Above Street Level	All uses in priority			

Note: In the zoning table, "Food 1+2" means only 1st and 2nd priorities under food related uses are permitted and so on.



General Information about the Pike Place Market

| [Market History](#) | [Management](#) | [Market Governance](#) | [Market Economy](#) | [Retail Sales Facts](#) | [Tenancy](#) |

Market History

The Pike Place Market was founded on August 17, 1907, as a city experiment to bring farmers and consumers together without price-gouging middlemen. The experiment was a great success and the bustling public market along Pike Place soon became a Seattle institution. The Market was at its peak in the 1930's; over 600 farmers had permits to sell in a single year. It provided inexpensive food during the Depression years, and gave jobless people a place to spend their days in a friendly environment.

The Market declined rapidly during the 1950's as post-war Americans fled the cities for the suburbs. In the late 1960's, downtown business interests formed a plan to demolish the neglected Market to make way for modern commercial development. These interests were opposed, however, by a grassroots group of citizen activists who sought to preserve the Market for its historic and cultural values. A "Keep The Market" campaign lead by these activists was successful, and in 1971 the citizens of Seattle voted overwhelmingly in favor of placing the Market under public ownership, and preserving and restoring it to its former glory as "the Heart and Soul of Seattle."

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Management of the Pike Place Market

The Pike Place Market Preservation & Development Authority (PDA) serves as landlord and manager for 80% of the properties located within the nine-acre Market Historical District. The remaining properties are owned and operated by various private interests. All buildings and activities within the Pike Place Market, regardless of ownership, are governed by covenants and ordinances designed to protect and preserve the traditional commercial and cultural uses of the Market. Revenues for operating the Market are derived through property management activities. The Market is not tax supported.

The Pike Place Market PDA is a non-profit public corporation chartered by the City of Seattle in 1973 to serve as caretaker and steward of the city's historic public market center. PDA staff activities are overseen by the PDA Council, a 12-member volunteer board consisting of four Mayoral appointees, four members elected by the Market Constituency, and four members appointed by the PDA council itself. Council members serve four-year terms.

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Market Governance and Advocacy Groups

The Market Constituency is a public membership organization which provides a forum for participation in Market decision-making. The Pike Place Market Historical Commission is an arm of the City of Seattle Department of Neighborhoods. The Historical Commission has authority over allowable design and use of space within the Market, in accordance with City guidelines and policies designed to maintain and preserve the Market's historic character. Commission members are appointed from property owners, merchants, and residents within the Historic District; from Friends Of The Market, the original grassroots organization that lead the campaign to save the Market; and, from the membership of Allied Arts, a local arts advocacy group.

The Pike Place Merchants Association advocates for merchants, provides members with credit union and health insurance benefits, and produces special events and promotional activities. The Market Foundation works to support human service agencies within the Market, advocate for low-income and needy residents of the Market neighborhood, and raise funds to support the public purposes of the PDA. Other advocacy groups form and become active from time to time in response to community issues affecting their special interests.

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Retail Sales Facts

The Pike Place Market's annual sales report is compiled from monthly reports of gross retail sales filed by approximately 181 commercial tenants of the PDA. This represents approximately one-third of all businesses in the Market Historical District. Retail sales of farmers, crafts vendors, and non-PDA commercial tenants are not reported to the PDA.

In 1996, this report showed that shops that make up the Market's Food Basket category - produce, meat, fish, dairy, and specialty groceries - occupy about 20% of the Market's retail space, constitute 25% of the total number of Market businesses, and generate about 50% of all Market retail sales. Seafood is the Market's largest fresh food category and, at \$9.6 million (1996), represents about 40% of the Market's Food Basket sales and 20% of total retail sales.

1996 Total Retail Sales by Major Business Categories*:

Food Basket (46 reports)	\$22,240,000
(46.6%)	
Dining Out (43 reports)	\$13,035,000
(26.7%)	
Mercantile (92 reports)	\$12,679,000
(26.7%)	
TOTAL	\$47,954,000 (100%)

*PDA tenants only. Food Basket includes bakeries, dairy/cheese, fish/seafood, commercial produce brokers, meats/butchers, and specialty foods/grocery. Dining Out refers to all restaurants, cafes, and fast-food businesses in the Market. Mercantile consists of a variety of businesses such as antiques/collectibles, art galleries, books-stationery/cards, clothing/shoes, cookware, flowers, etc.

Average Daily Pedestrian Traffic at the Pike Place Market:

Winter and Spring Seasons: Weekdays = 20,600; Saturdays = 37,800
 Summer Season: Weekdays = 27,000; Saturdays = 40,100

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The Pike Place Market Economy

The Pike Place Market's economy is primarily food-driven. Excluding the 120 or so farm businesses which sell more than 400 different products seasonally on the Market's farm tables, there are about 45 non-restaurant food merchants in the Market, representing nearly every kind of fish, meat, produce, and specialty food product imaginable. In addition to the food that shoppers take home with them each year, at least another \$10-million worth is consumed on the premises.

There are more than four dozen restaurants, cafes, and food bars within the Market Historical District. Although the Market is primarily a food place, non-food sales are brisk as well, particularly in clothing, fashion, and specialty crafts and gifts.

Altogether, there are about 600 businesses in the Market including farmers, crafts vendors, and commercial tenants in both PDA and privately owned buildings.

Total gross sales for the Market Historical District area estimated at about \$75 million annually. August is the biggest sales month of the year with December a close second. Approximately nine million people visit the Pike Place Market each year.

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Tenancy at the Pike Place Market

Commercial space: There are approximately 300 commercial tenants in the Market Historical District, of whom about 225 lease space from the PDA. The PDA manages approximately 176,000 square feet of commercial space in a wide variety of configurations, ranging in use from barbershops and herbal apothecaries to fish markets and produce stands.

Tenants of these spaces hold leases with the PDA and pay monthly base rent plus common area maintenance/utility charges (CAUT and COMA) and a percentage of gross sales. Individual rents vary considerably depending on location, size, and type of use; base rents range from \$6.50 to \$25 per square foot.

Daytables: the most historic commercial spaces in the Market are the open-air tables, called daytables or daystalls, where farmers and craftspeople rent space by the day to sell their produce and handmade wares. About 125 farmers and 200 craftspeople use these tables each year. Prospective daystall tenants must satisfy traditional Meet The Producer requirements by demonstrating that they personally grow or make their products before receiving a permit to sell in the Market.

Permits are issued in seniority order; those with the highest seniority receive first choice of locations at daily roll call, the traditional procedure by which selling space is assigned by the PDA Market Master. Daytables are approximately 4' X 3'6" in size. Rental rates vary according to season and day of the week. The peak-season Saturday rate in 1996 was \$25/day. Daystall vendors do not pay a percentage of their gross sales to the PDA as commercial tenants do.

Residential: Approximately 500 people live within the Market Historical District. Residential units are a mix of market-rate and subsidized housing, ranging from single rooms to spacious apartments. About 300 units are managed by the PDA, most of which are subsidized housing for low-income residents. Other types of residential units, both rental and condominium, are operated by private landlords in the Market.

11/11/68 7/2/10

Pike Plaza Development Project 'in Limbo'

Hang-Ups May Spell Doom of Improvement Plan

It was just a year ago next month that the City Council voted unanimously to commit Seattle to the Pike Plaza Redevelopment Project, intended by its planners to become one of the nation's most ambitious urban-renewal programs.

Today, nearly a year later, the program is no nearer a start than it was during the "save-the-Pike-Place-Market" controversy of the 1950's.

What happened?

The Pike Plaza project at the moment has become snagged on the well-meaning efforts of history buffs who recently won a long battle to have the area included on the National Register of Historic Places.

John P. Willison, the city's redevelopment director, suspects the historic-site designation partly was a ploy by opponents of the Pike Plaza program to stymie a go-ahead on demolition and restoration work affecting structures within the project boundaries.

WHATEVER THE motive, there is no doubt that the inclusion of the area between First and Western Avenues and bounded by Union and Lenora Streets has neatly pushed the Pike Plaza undertaking into at least temporary limbo.

The idea of compiling a national register is to preserve structures and sites that are significant in Amer-



While Pike Place Market people such as the vendor in the picture at left operate in day-to-day uncertainty, urban-renewal officials are still trying to get worked on a Pike Plaza development such as that in the sketch above.

ican history, architecture, archeology and culture.

While some would quarrel with the notion that the Pike Plaza district is culturally or historically significant, the fact remains that the law forbids any public agency administering federal funds from tinkering with buildings within the boundaries of a designated "historic place."

Seattle's application for about \$10 million in renewal money from the federal Department of Housing and Urban Development puts the

city in the position of seeking funds for work that cannot now be undertaken.

THE ONLY apparent course Willison now can pursue are to persuade the state and federal agencies involved to review the situation.

One step, for example, will be to ask the Governor's Advisory Council on Historic Preservation, which sponsored the original request to put Pike Place on the historic-site register, to reduce the boundaries of the area. Willison estimates that about 60 of the 80 buildings included in the historic-site category were to be renovated or removed under the city's ur-

ban which administers the historic-site register) to lift the ban on redevelopment work within the affected district. Private-property owners are not proscribed from demolition or renovation of their own buildings in such areas.

Willison says he now is trying to set up conferences with the state and federal officials. But even if the historic-site hangup is resolved, resistance to the Pike Plaza project doubtless will continue.

AFTER THE City Council's vote of approval last year, for example, there were threats of court action from Victor Steinbock, in-

several hazardous elderly residents of the area, would be rendered homeless and that marginal buildings under and outside the market's core area could not survive the dramatic changes contemplated for the neighborhood.

Planners visualize the area's being converted into an architectural mix of shops, office buildings, low-income housing units, a hotel and a market redeveloped to retain vestiges of its colorful past.

Urban renewal officials have argued that the market's long-term future would be better served by a more radical redevelopment plan that would include

capital could do the job without substantial infusions of local and federal dollars. Repair costs on some buildings, especially those with high ceilings, would exceed their present market value.

Urban renewal has been attacked in academia as an often-misguided concept which is destructive of the "fabric" of the urban neighborhood.

Yet the "fabric" of the sections within the Pike Plaza boundaries has become badly tattered in recent years, and its continued deterioration robs Seattle of an opportunity to transform the west side of First Avenue into something approaching its enormous social, economic and aesthetic potential.

Hardly, the district is not now yielding its optimum tax return to the city. An early start on redevelopment work also would afford an economic stimulus to the community at a time when it is sorely needed.

ONE NEED look only to such nearby cities as San Francisco to appreciate that redevelopment work need not be harshly insensitive or exclusive to what one artist once described as "imperialist modernism."

San Francisco's Ghirardelli Square and the more recent "Guanery" project provide tangible evidence of what thoughtful restoration work can accomplish.

The case for Pike Plaza is growing increasingly late. Continued discussion over the project involves the risk of halting all the federal aid for which several cities are competing.

Who'll Save Pike Place?

By Robert Williams

SEATTLE—After you've stood by the water and listened to the foghorns and watched the seagulls, and after you've ridden the monorail from downtown out to the tacky remains of the 1962 World's Fair, and after you've paid your buck to ride to the top of the Space Needle (remember that?), there really isn't an awful lot to do in this capital of the Far Northwest.

There will be even less after the wrecking ball slams into the city's historic Pike Place Market area—23 acres of greengrocers, merchants who will sell you a single yard of black velvet for a youngster's sash, oystermen who let their fat products go out of the bin at a dime a copy, where old and young people of all backgrounds prowl around digging the market and each other.

It is one of the real tourist attractions in Seattle, located between First Avenue and Puget Sound on the east and west, and Lenora and Union Streets on the north and south.

It is the old-fashioned kind of market, almost under one roof, but when you look closely there are all different kinds of roofs, some of them leaky. Something like 250 small businesses are engaged in commerce there, if you count the guy who stands and offers you an artichoke he's just driven up from the Imperial Valley.

If you are going to sift around in it, you'd better do it now. In mid-May the De-

partment of Housing and Urban Development said it would release \$6,314,857 to begin the end of the market.

This will be enough, with the \$3,312,500 already in hand, to allow the Pike Place Urban Renewal Project to get under way, with a projected 1,430 luxury apartments and a 35-story convention hotel.

The Friends of the Market, a group of people who wear everything from mink coats to tie-dye jeans, say it's sort of idiotic to rip up part of a city's history (and present color) to build homes to accommodate people who aren't going to be around anyway. They say this pointing to Seattle's unemployment rate, between 12 and 18 per cent, among the highest in the nation.

So they're out there picketing day after day, usually in front of city hall or the banks, where it might do some good; and they once got a petition up with 53,000 signatures, and nobody listened; finally they went to court, but progress is very important in Seattle—look at the SST.

The Friends filed their suit against the city and the state seeking an injunction against proceeding with demolition, and that is pending.

The city fathers say the lovers of the rustic have nothing to fear. After all, the Market has been designated for preservation under the National Historic Preservation Act of 1966 and the State Historic Preservation Law of 1967.

Well, that is good. We are talking about 22.1 acres of

market, to be precise, and the Washington State Advisory Council of Historic Preservation approved the historic site to include 17 acres, which doesn't leave much for the high rises, and leaves a lot for the Friends of the Market.

Except that officials later cut back the size of the historic site to—what?—1.7 acres, 10 per cent of the original designation. This makes the Friends of the Market mad, and in their lawsuit they have asked that the figure be put back at 17 acres.

When the new grant of money was announced in Washington, Gov. Dan Evans was quoted in the Seattle Post-Intelligencer as saying, "We will do everything we can to maintain the original flavor of the market."

Right, agrees Seattle Mayor Wes Uhlman, who told Newsweek Magazine recently that "I never promised we would preserve every piece of lettuce; I only said we would try to retain the flavor."

It is likely that the construction jobs on the project will partly offset the layoffs at Boeing, far and away the city's major source of industrial payrolls.

Tourism is important, too, however. During 1971, a record 143 organizations have booked conventions into the city, and are expected to bring 100,000 persons, who will spend about \$20 million. Each \$10,000 in visitor spending supports one local job for a year.

Councilwoman Offers Pike Place Compromise

BY MIKE CONANT

City Councilwoman Phyllis Lamphere said last night that an attempt is being made to find a compromise "historic preservation" zone for the proposed Pike Place redevelopment project.

Pacing off with 14 other council candidates at a forum sponsored by the Central Seattle Community Council, she said the zone

would be four acres, with a transitional zone between the popular Pike Place Public Market and the surrounding urban renewal project.

Mrs. Lamphere said she has made the proposal to the Dept. of Community Development, which proposes establishing 1.7 acres as a historical preservation area to protect the market.

The organization called Friends of the Market has

been successful in placing an initiative on the November ballot which, if passed, would establish 1.7 acres in the urban renewal area for historic preservation.

Council candidates were nearly unanimous in their opposition to the Dept. of Community Development's small historic preservation area, and if Mrs. Lamphere hears footsteps behind her it is because Bill Harrington, her

chief opponent in the council race, helped spark the Friends of the Market drive for a bigger area.

The candidates' forum in Horace Mann School was one of the first public appearances of all the candidates on the stage, though it apparently was an also-ran appearance for most of the leading candidates.

John Miller and Junius Rochester, the two front runners for Council Position

No. One, appeared about one-and-a-half hours late, and what the two articulate liberals had to say found very little disagreement among the audience of 40 persons, primarily blacks and predominantly young.

It left the stage open for one of their heretofore unknown opponents — Bob Chesterfield, 25, a graduate divinity student at Harvard University and a business consultant for Pacific Coast Investment Co.

Clearly one who knows what to render unto Caesar, the pudish face Chesterfield came across with a surprising force and some sound suggestions for raising more city revenue by upgrading business areas through zoning and building code enforcement.

In the tardiness of Bruce Chapman and James Kimbrough, his two principal opponents, Councilman Ken Rogers took his digs from the audience for his opposition to the city getting into the welfare act.

Rogers showed a lot of courage for refusing to retreat from his position in face of some welfare recipients who were in the audience, but he also showed some insensitivity when he referred to them as "you people." Central Area residents like to feel they are just part of the general vox populi.

Jodie McCrackin, a former aide to Mayor Wes Uhlman, wants Councilman Sam Smith's job, but he'll have to go outside the Central Area to get it. Smith's voting record, though sometimes lacking responsibility, is spotless in his own community.

The public forum was a good warm-up for what has so far been a cold, noiseless battle for council seats.

Urban Renewal Threatens Seattle Market

Petitioners Oppose City Plan to Raze Most Buildings

By DOUGLAS E. KNEELAND
Special to The New York Times

SEATTLE—The Pike Place Market is a remnant of another age, another, simpler America. Now it is caught up in a community struggle that is peculiar to the late years of the 20th century.

Built in 1907 to replace the defunct market place where farmers sold from their wagons on the old Pike Street that cut across the steep hillside overlooking Elliott Bay, the Pike Place Market is at the heart of a 23-acre downtown urban renewal project that is rapidly nearing implementation.

And the staunch critic of the bitterly aggressive farmers, fish dealers, fruit sellers and butchers hawk their goods to the shoppers swarming under the aged awnings lined with posted and garish signs are acutely less so than the sounds of the verbal battle engendered by the renewal plan.

For Historical Site

Basically, the city's plan calls for razing most of the old buildings in the area, which is between the main shopping district and the bay. The three principal market structures would be preserved and refurbished in a 1.7-acre section designated as a historical site.

The Friends of the Market group, which vociferously opposes the city's plan, wants a seven-acre historical site. Both proposals call for a design review board to oversee changes within the historical district.

The organization found strength toward mobilization and has produced more than 25,000 signatures on an initiative petition to put its plan before the electorate this fall.

The Pike Place Public Market building is a maze of wooden stairs and ramps winding slowly from the street level's green, red, white and yellow rows of fresh fruits and vegetables, glimmering salmon and shell, cooked steaks, steaks and chops and sausages and the tables of leatherwork and candies (replaced since by long-haired young craftsmen, or down through an unlikely assemblage of gift shops, barber shops, dry, toy clothing stores, antique shops, four-star restaurants, popcorn stands, Italian groceries, spice shops and bakeries.

All Kinds of People

But the market is its people—the bustling merchants, the quiet, soft-eyed street people presiding over their wares and crafts; the suburban housewives and young husbands testatively handling the fresh produce; the cardinals, the braided young girls in their ice-eyed tops and sandals flapping the hand-made jewelry; the elderly single men who dwell in bleak rooms in the neighboring hotels and make up almost all of the urban renewal district's population of about 600; the blacks, the Filipinos, the Italians and the farmers—most of all, perhaps, the farmers.

It was the farmers who made the market, one of the few left in the country where they sell their own produce. Fifty years ago, 500 of them would roll into town on a summer's day and pay the city 10 cents for a stall. Now Boeing and other industries have expanded into the surrounding countryside, grabbing up much of the rich farmers that produced a dazzling array of goods,



The New York Times Staff Photo
Mrs. Frank Gessell watering produce from farm run by her husband and son. "I work here 42 years. When we close, we don't make enough to eat. Now it's pretty good."



David Mosaler, 81, flirting with a housewife at his fruit stand in Pike Place Market in Seattle. "This market is the talk of the country—it's the best market in the world."

beans, peas, squash, turnips, radishes.

Only about 55 farmers still hold the required \$2 permit from the city, which leases space for them from Pike Place Public Markets, Inc., a private concern, for \$1 a year. And the price to the farmers, two or three dozen of whom may show up to sell in the summer, has gone up, but only to 65 cents a day for a six-foot stall.

The only requirement for the farmers' bargain rental is that they sell only what they raise themselves, a requirement that may be too strict

for another generation as land prices rise increasingly and the farmers' college-educated children rebel at the demands of growing a living from the soil.

Urban renewal officials insist that whatever is done to the market, provisions will be made to retain the farmers' privileged status. But most of the farmers, as well as the other merchants, seemed perplexed about what the redevelopment would mean.

"I don't know what will happen," said Mrs. Frank Gessell, whose husband and son, Tony, farm 12 acres in



The New York Times Staff Photo

Summerville, as she deftly plucked a new white cauliflower in a spot from which a customer had just plucked one.

"I work here 42 years," she added, her brown face wrinkling under her gray hair. "My husband been here 42 years. When we close, we don't make enough to eat. Now it's pretty good."

Nearby, David Mosaler, who is not a farmer and pays a considerably higher rent to the market's owners for his fruit stand, stood chewing his ever-present cigar, flirting, as always, with the housewife who was picking his peaches and apricots.

"Nobody knows how it's going to be," said Mr. Mosaler, who is 81, white-haired, straight and slender. "Public opinion here don't want to change the market. If they improve the place a little bit, it's O.K. But this market is the talk of the country—it's the best market in the world."

The Pike Place Market Directory & Map



1 Main Arcade

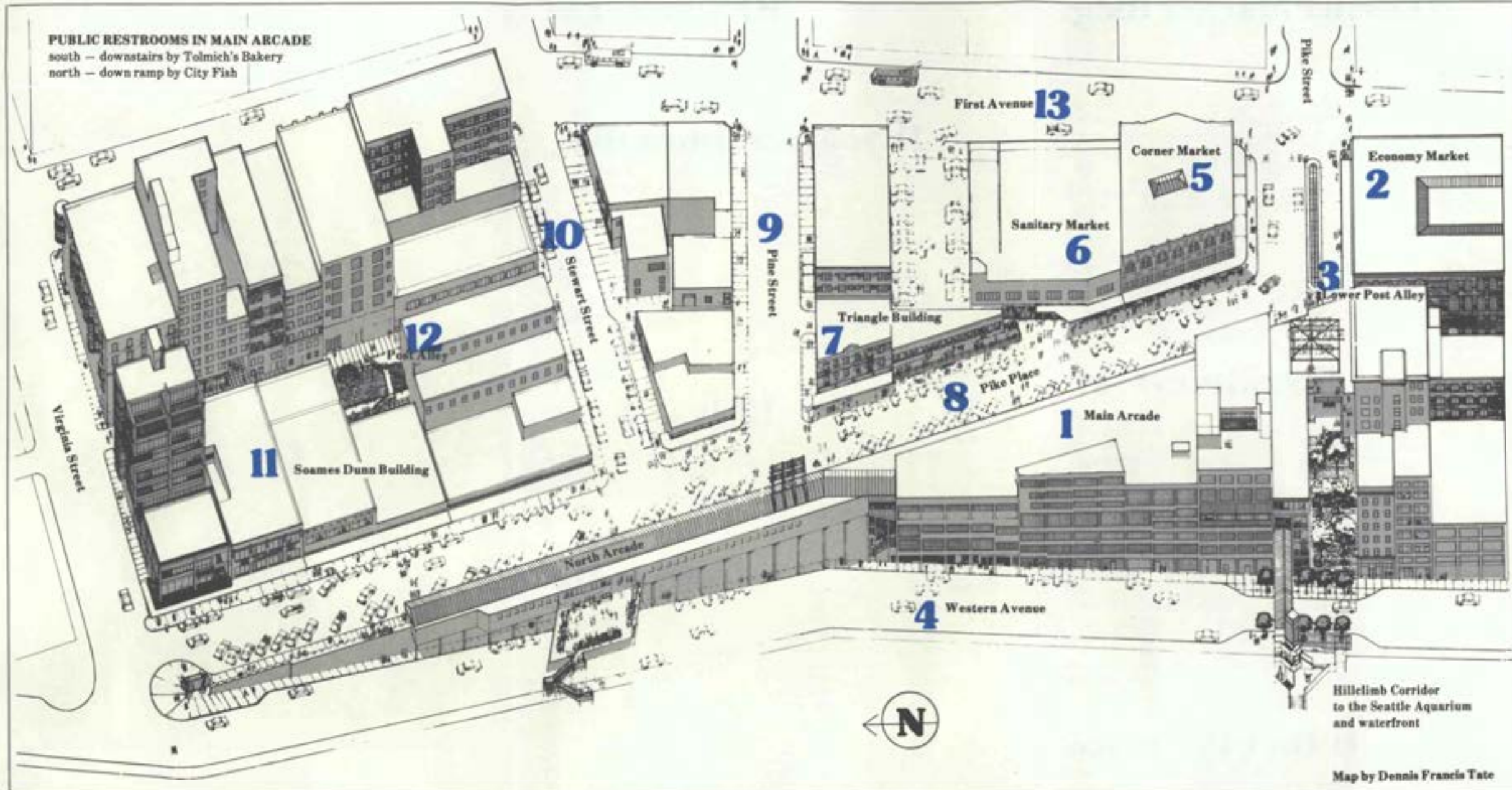
Art Stall.....	623-7538.....	Local artists
Athenian Inn.....	345-9268.....	Restaurant and bar
Barb's Deli.....	.....	Delicatessen
Benavi Imports.....	622-8899.....	Asian imports
Bennett Bros.....	624-0825.....	Brunch and lunch
Best Flowers.....	622-6114.....	Florist
Brehm's Deli.....	622-9172.....	Delicatessen
Chicken Valley.....	624-2774.....	Fresh poultry, take-out
City Fish.....	682-9329.....	Fish market
Colelio's.....	624-0899.....	Produce
De Laurenti's.....	622-0141.....	Specialty market and deli
Deluxe BBQ.....	624-2511.....	Chicken, rib take-out
Don and Joe's.....	682-7670.....	Butcher, specialty cuts
Genzale Bros.....	682-0787.....	Produce
Hasson Bros.....	622-1370.....	Produce
Larry's.....	682-7058.....	Produce
Lina Constantino's.....	622-5962.....	Produce
Lowell's.....	622-2036.....	Cafeteria, bar
Loback's Meats.....	622-7450.....	Butcher
Manzo Bros.....	624-2118.....	Produce
Maximilien Bis.....	682-7270.....	French cafe
Mike's.....	682-3765.....	Produce
Pike Place Cheese.....	622-3055.....	Cheese
Pike Place Fish.....	682-7181.....	Fish market
Pike Place Nuts.....	.....	Bulk roasted nuts, butters
Pure Food Fish.....	622-5765.....	Fish market
Pure Food Meat.....	622-2975.....	Butcher
Queen Anne Antiques.....	624-3778.....	Antiques
Rings-n-Things.....	.....	Beads, jewelry supply
Rotary Grocery.....	622-5829.....	Grocery
Specialty Spice.....	622-6340.....	Teas, spices, coffees
Swanberg's Gifts.....	.....	Novelty items
Tolmich's Bakery.....	622-3191.....	Bakery
Wonder Freeze.....	.....	Hot dogs, soft drinks

MEZZANINE LEVEL

Balcony Barber.....	.....	Barbershop
Blue Willow.....	.....	China, gift shop
Cibol.....	682-5640.....	S. American imports
Great Western Trading.....	622-6376.....	Curiosities
Liberty Malt.....	622-1880.....	Wine making supplies
Mahogany Rush.....	682-4184.....	Mirrors, furniture
Market Whole Foods.....	223-9582.....	Specialty grocery
Nolan Booty.....	.....	Portrait artist
Outback Opal and Gem Works.....	623-9540.....	Jeweler
PDA.....	625-4764.....	Market management
Poppery.....	.....	Candy and toys
Public Market Pearl.....	622-8240.....	Pearl rings, settings
Sandoval Gallery.....	.....	Artist
Sasquatch.....	624-2617.....	Crafts & gem stones
The Sea Merchants.....	.....	Nautical ink drawings
Soup-n-Salad.....	623-5700.....	Natural food restaurant
Woodcraft Unlimited.....	.....	Wood planters

-1 LEVEL

Appleby Fair.....	682-5078.....	Soaps and lotions
Carsvansarai.....	622-5039.....	Jewelry
Crafts Emporium.....	.....	Craft supplies
Rita Dyke's.....	622-6681.....	Rare and used books
Fritzi Ritz.....	682-3163.....	Vintage clothing
Golden Age Collectibles.....	622-9799.....	Comics, movie nostalgia
House of Jade.....	622-9392.....	Jewelry
Lela's Needlenook.....	.....	Seamstress
Manticoore.....	623-3404.....	Fine Jewelry
Market Coin & Stamp.....	.....	Coins and stamps
Market Magic.....	624-4271.....	Magic, puzzles
Master Craft Leather.....	623-4005.....	Bags, belts, hats
Mohan's Jewelry.....	.....	Jewelry



PUBLIC RESTROOMS IN MAIN ARCADE
 south — downstairs by Tolmich's Bakery
 north — down ramp by City Fish

Mug's Antiques.....	623-3212.....	Antiques
Old Seattle Paper Works.....	623-2870.....	Paper collectibles
Pike Place Natural Foods.....	.....	Health foods
Pipe Palace.....	623-2698.....	Head shop
Potpourri.....	623-4371.....	Collectibles
Q'raz.....	624-4004.....	Boutique
Sky King Haberdasher.....	624-6137.....	Men's vintage clothing
Yazdi.....	682-0657.....	Clothing, jewelry

-2 LEVEL		
Apple Box Toys.....	624-4356.....	Toys
Charlotte's Web.....	.....	Collectibles
Council Thrift.....	682-2697.....	Thrift shop
Creatives by Louise.....	.....	Ivory carvings
Grandma's Attic.....	.....	Used clothing
Grandpa's Attic.....	.....	Used clothing
Old Friends.....	.....	Antiques

Orphanage.....	622-0501.....	Stuffed toys
Market Space 31.....	.....	Collectibles
Mystic Whale.....	622-9458.....	Jewelry, scrimshaw
Paper Moon.....	.....	Calligraphy, cards
This Place.....	623-6432.....	Nostalgia
Whale House.....	.....	NW Indian Art
Zenda's.....	.....	Used clothing

2 Economy Market

The Bible Store.....	.....	Religious items
Cameron Law Clinic.....	575-1090.....	Affordable legal services
Custom Tattoo.....	.....	Tattoos
Discount Store.....	.....	Discount clothing
Tenzing Momo.....	623-9837.....	Herbs, teas, books

3 Lower Post Alley

Bugsy's.....	.....	Pizza, beer, wine
LeBistro.....	.....	Italian cuisine
Pike Place Cinema.....	622-2552.....	Movie theater
Rummage Hall.....	625-4764(PDA).....	Rummage sales

4 Western Ave

Arts NW Student Gallery.....	682-4435.....	Student art
Bulk Commodities Exchange.....	625-4764(PDA).....	Bulk produce buying
Mobeta.....	623-7029.....	Shoemaker
Sticks-n-Stones.....	625-9737.....	Mail order service
Writers Publishing.....	284-9954.....	Offset printing & design

Map by Dennis Francis Tate

5 Corner Market Bldg.

R. Cantrell's	623-3430	Hair stylist
Clothes Garden	624-1529	Imported clothing
Community House	624-1885	Mental health agency
Corner Green Grocery	623-7170	Natural food grocery
Crumpet Shop	682-1598	Crumpets and preserves
House of Woks	622-8488	Oriental cooking utensils
LaPaloma	682-6983	Mexican restaurant, bar
Larry's Barber Shop	622-7871	Hair stylist
Left Bank Books	622-0195	Books, periodicals
Market Place Caterers	682-2208	Restaurant, catering
Mint Dollar	624-1365	Restaurant, bar
Montana Meats	292-9326	Horsemeat market
Oriental Mart	622-8488	Grocery, imports
Pike Place Flowers	682-9797	Plants, flowers, baskets
Dr. Prichard	623-8155	Denture service
Quality Produce	624-5666	Produce
C. Robertson		Shoeshine
Shy Giant Yogurt	622-1988	Frozen Yogurt
Vitium Capitale	624-5290	Vegetarian restaurant
William Walker	682-7328	Architects

6 SanitaryMkt.

Cheese People	624-3771	Cheese and dairy
Crystal Meats	622-5499	Butcher and sausage maker
Jeff's	682-7058	Produce
Three Girls Bakery	622-1045	Breads and sandwiches

7 Triangle Bldg.

Asian Pastry	682-6780	Asian baked goods
Bayview Breads		Fresh baked bread, rolls
Copacabana	622-6359	Bolivian restaurant
Creamery	622-5029	Dairy specialties
Franklin Market Tobacconist	623-0167	Everything for the smoker
Johnson Shoe Repair	623-6542	Shoe and boot repair
Kitt's Nursery		Indoor, outdoor plants
La Coppa Pan		Homemade pasta
Roos & Roos Bread	624-2945	Day old baked goods
Scotty's - The Juicery	623-2500	Vegetable & fruit juices

8 On Pike Place

Champion Display	623-1925	Costume and novelty store
La Mexicana	682-2822	Mexican grocery
Merchants Association	625-4762	Newspaper, special events
Pike & Western Wines	623-1307	Wine merchants
Shavey, et al.	622-7160	Architects
Trudy and Lenore's		Barber shop
Wn. State Liquor Store	464-7924	Liquor/wines
Rainier Hardware	292-9415	Hardware
Seattle Garden Center	624-0431	Gardening needs
Starbucks	622-8762	Coffee, tea, spices

9 Pine St.

Ben's Barbershop		Barber
Foc'sie Tavern	682-5108	Tavern
Good Stuff	622-8687	Antiques
Pine Tree Tavern	345-9605	Tavern

10 Stewart St.

Barbara's Dream Boutique		Used clothing
Rainier Bank	621-4692	
Sur La Table	622-2459	Gourmet cookware

11 Soames Dunn Bldg.

BBQ Pit		Counter, take-out
Bavarian Meats	682-0942	Specialty meat, deli items
Chocolate Factory	623-2121	Chocolates, ice cream
Connecticut Yankee	292-9327	Antiques, oak recliners
Oyster Bar, E. Watson's	622-7721	Stand-up seafood bar
Sabra Mediterranean	682-1989	Restaurant, take-out
Saigon-over-Counter	622-6301	Cafe, take-out
St. Vincent de Paul	624-9459	Thrift shop
Scandia	623-6422	Cafe
Seattle Knife Supply	682-4563	Knives, sharpening service
Soap Box	623-5680	Soaps, lotions, toiletries
Souk	623-1166	Near East grocery
Watson's Books	682-9595	Bookstore

12 Post Alley

Aad-Craft	624-8000	Screen printing
R. David Adams Ltd.	622-5325	Florist & garden shop
Con Shop	624-1468	Crafts
Glass Eye	682-5929	Handblown glass
Post Alley Antiques		Antiques
Slavic Imports of Seattle	682-9028	Import shop

13 First Ave.

K. Downing Imports	622-7813	Wholesaler
Kaleenka	624-1278	Russian cafe
Kramer, Chin & Mayo	447-5300	Architects, engineers
Loven Spoonful	624-1460	Restaurant
Malorie Nelson	624-5662	Designer clothing
Market Clinic	624-4143	Community health clinic
Market Graphics	682-7732	Poster art
Market Senior Center	624-4143	Senior community center
Midtown Theater	623-0336	Movie theater
Moonlight Cafe		Restaurant
Morris Cafe		Restaurant
Rogers Clothing	624-6544	Men's clothing
Salvation Army	622-7136	Thrift store
Seaport Carpets	622-1415	Wholesaler
Vanishing Art etcie.	624-2252	Oriental antiques
Virginia Inn	345-9384	Tavern





The Market is open Monday through Saturday 9 a.m. to 6 p.m.

The Market News, Special Events

Pike Place Merchants Association - 625-4762

Market Historical Information

Pike Project Office, Joan Paulson - 625-4731

Market Management/Rental Information

Pike Place Preservation & Development Authority - 625-4764

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Seeing Seattle

...on foot
a Walking Tour of
**Pike Place
Market**



A Shopper's Feast

Pike Place Market

How to Get There

This tour of the Market begins and ends at the corner of First Avenue and Pike Street. Metro has scores of bus routes that offer easy access to the Market's convenient location. In the downtown core (between the waterfront and Sixth Avenue and from South Jackson to Bell) buses are free. From points further away, the fare (one-way) is \$.30 inside the city and \$.50 for county locations. Be sure to have the exact sum with you as drivers do not carry change. Leave the bus at Pine or Pike Street and walk west to First Avenue where the Market begins.

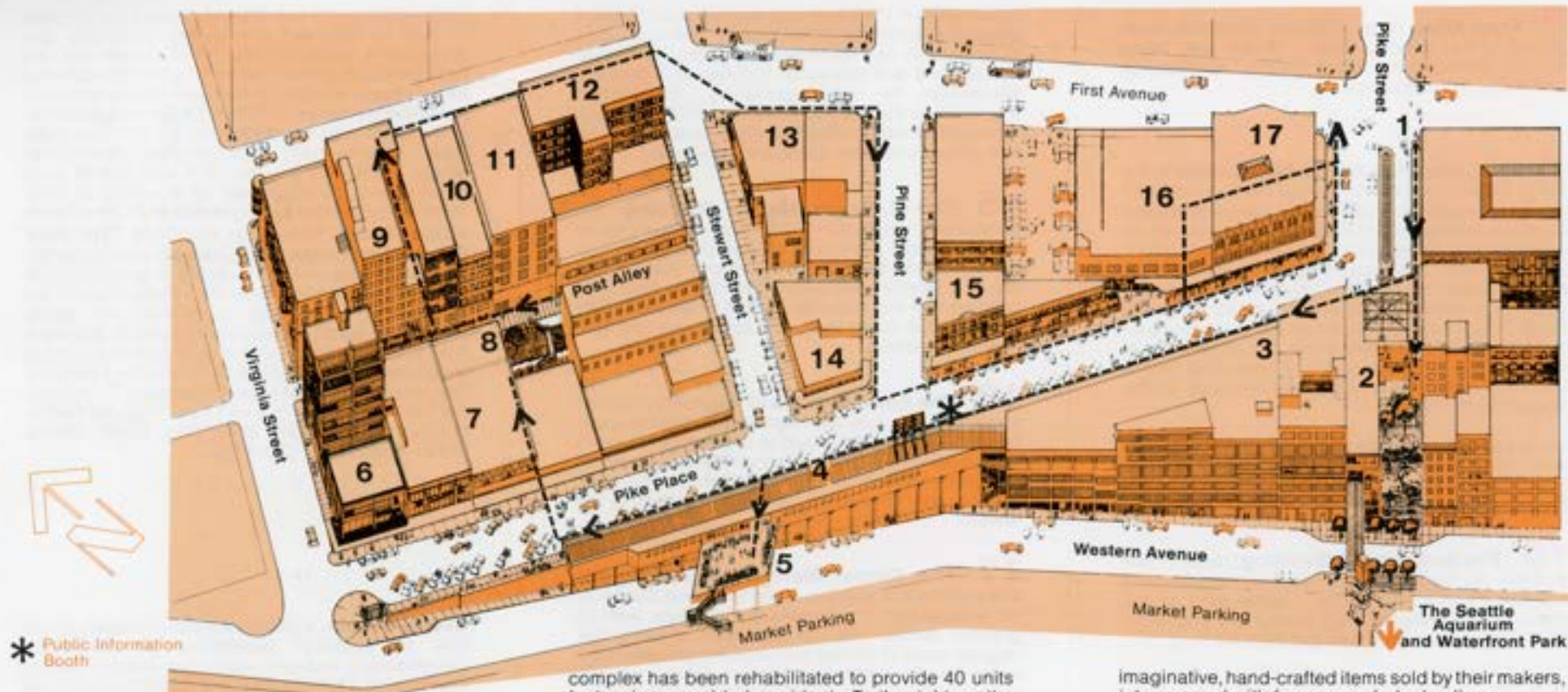
For those who drive, off-street parking is available along First Avenue and Western Avenue; hourly rates vary. Bicycle riders will find storage racks inside the Main Market.

What to Look For

A visitor can enjoy the smells, colors, tastes, and sounds of the Pike Place Market Monday through Saturday from 8 a.m. until 6 p.m. Created by public demand in 1907 to provide direct-to-consumer farm fresh produce, the Pike Place Market has been an important part of Seattle for more than three generations. The seven-acre Pike Place Market Historical District which includes more than 40 buildings, was established by Citizen Initiative in 1971 and is listed in the National Register of Historical Places.

Within the Historical District, there are over 150 individual permanent businesses. These include eleven restaurants, taverns, bakeries, book stores, meat and fish markets, fresh produce stalls, groceries, antique shops, thrift shops, shoe repair stands, a creamery, a tobacconist, barbers, a bank, a fine wine shop, spice and coffee shops, and a chocolate factory. It is possible to find just about anything at the Market. Looking for vegetables for tonight's dinner or a feather boa for Saturday's party is all part of the excitement of shopping in the Pike Place Market.

Crafts are part of the Market's vitality. The first craftspeople, only a few, came in the late 1960's when the City agreed to rent stall space, not used by the farmers, to local artisans. Now there are over 300 craftspeople in the Market. Arrayed alongside the fresh local produce are hand-thrown pottery, jewelry, scrimshaw, leather belts and caps, soft sculptures, wrap-around slacks, oak and fir chairs, cutting boards, and candles. There are portrait artists,



* Public Information Booth

knitters and soap stone carvers who work at their tables. Just as the farmer must grow what he sells, so must the craftsman make the things that are displayed. The Market is a major Northwest crafts center; during the summer and Christmas seasons, the arcades are crowded with fine hand-crafted work.

1 Economy Market Buildings The tour begins at the southwest corner of the intersection of First Avenue and Pike Street. The Arcade is lined by farmers and craft stalls on the right and permanent businesses on the left. The rehabilitated Economy Market Building provides an atrium core surrounded by shops and offices. Look for the arched entry way. The ornamental ceiling lights are unique to this part of the Main Market and have been restored to their 1916 brilliance.

Continue down the covered arcade to the open area behind Pike Place Fish. From this viewpoint (#2), the Hillclimb Corridor can be seen. This recent improvement provides a convenient and attractive pedestrian walkway connecting the Market and Downtown Seattle with the Seattle Aquarium and Waterfront Park. The La Salle Apartments can be seen above and to the left below. This nine story

complex has been rehabilitated to provide 40 units for low-income elderly residents. To the right are the Leland and Bakery Buildings and Flower Row of the Main Market, which have been fully restored. The top two stories accommodate 14 market rate rental apartments; the lower levels include labyrinthine byways, dozens of shops, craft tables, restaurants, and more.

3 Main Market Walk back into the arcade and continue north to see the Main Market which grew in response to demands for permanent, weatherproof selling space along bustling Pike Place. By 1922, several additions to the first building (constructed in 1908) had been built on the bluff between Pike Place and Western Avenue. The irregular buildings melt together and take advantage of every inch of terrain to create a tangle of intersecting shops and intermittent views of the waterfront. Be sure to tour the more than 20 shops in the lower levels of the Main Market.

4 The North Arcade was built originally in 1922 to handle the overflow of farmers wanting to sell fresh produce. With the decline of farmers and farm lands and the rise of interest in home-produced crafts, the use of the table space shifted to crafts in the late 60's. Now the tables are filled with

imaginative, hand-crafted items sold by their makers, interspersed with farmers and plant sellers.

5 Desimone Bridge is an open air plaza connected by a stairway to Western Avenue and the Market parking lots to the west. From the bridge Elliott Bay and the Western Avenue Main Market facade are visible.

From the west side of Pike Place, look for (#6) the Pike and Virginia Building. This privately developed mixed-use building contains 14 condominium residences as well as Market commercial space on the street and alley levels. Built in 1977-78 on what was a split-level parking lot, this is the first new building in the Market since the 1940's.

7 Soames-Dunn Buildings Cross Pike Place and enter the Soames-Dunn Buildings which were renovated in 1976. Rehabilitation converted a former warehouse and a wholesale space into a structure filled with specialty shops and eateries. The St Vincent de Paul Thriftshop in the basement is one of the many sources of recycled, low-cost items for area residents and Market shoppers. Stairs connect the courtyard at the back with Post Alley.

8 Post Alley is an alternate pedestrian route through the District. Retail shops are being encouraged to locate along the alley to create an active and inviting byway.

9 The Livingston Baker Apartments to the left of the passageway up to First Avenue house 96 low income elderly residents. The bay windows and turret are interesting architectural elements which provide good views of the water and street activity. The alley level of the building will house the Pike Market Community Clinic and the Pike Market Senior Community Center, which are scheduled to open in 1979. The clinic will provide health care services for downtown residents and serve the thousands of older people who live in the vicinity. The Senior Center will serve as a community resource for the Market neighborhood.

In the passageway of the Livingston Baker are small retail shops. Continue through and climb the stairs to First Avenue, which marks the eastern edge of the Historical District.

10 The Butterworth Building (1903). Edgar Butterworth, the first owner, was an undertaker and the tile entryway shows the original uses of the building. The basement still contains a crematory and formerly stabled horses and hearses.

11 The Alaska Trade Building. Held by the same family that built it in 1909, this building was once the location of the *Union Record*, the only labor-owned daily newspaper in the United States. Rehabilitated in 1977, this building is also currently occupied by offices.

12 The Fairmount Building was built in 1914 and advertised as the city's first fire-proof hotel and featured 66 rooms and steam heat. It was privately rehabilitated in 1977 and transformed into 24 apartment units. The lobby walls contain two large murals depicting scenes from the early days of the Market. A variety of retail shops is planned for the building.

Across the intersection of First Avenue and Stewart Streets is the temporary location for (#13) the Pike Market Community Clinic and the Pike Market Senior Community Center, which will be located permanently in the alley level of the Livingston Baker Building. Look for the light blue color of the facade.

Walk down Stewart Street toward Pike Place to (#14) the Seattle Garden Center. The building was

constructed in 1908 as an egg market; in the 1930's it became an economy shoe store. In 1946 it changed to its present use which provides seeds to Market farmers and is a source of supplies and practical information for local gardeners. Preservation proposals for the site suggest either rehabilitation or replacement with a similar structure for the same use with offices and retail space added above.

15 The Triangle Market Building (the pointed end) was built in 1908 while the Silver Oakum Building (three story portion) was built in 1910 to serve as living quarters for sailors and seamen. The two were rehabilitated as one structure in 1977. The building now has a variety of open air and specialty shops on the street level, with seven one-bedroom apartments above.

16 The Sanitary Market was built in 1910 as a four story structure. Although a fire gutted the upper floors in 1941, it was rebuilt to accommodate many small businesses. The Sanitary Market has served as a temporary relocation site for displaced businesses as work was completed on other buildings in the Market.

17 The Corner Market was built in 1912 and was the first building in the Historical District to be rehabilitated. The three-story structure, with its graceful arches, has the distinction of being the original home of the first home-grown grocery chain in the Pacific Northwest: Herman Eba's specialty grocery store, born in the main arcade, expanded its operation when it located in the Corner Market in 1929 and became a chain in 1933.

Of Special Interest:

The Pike Place Market Historical District is the heart of a larger project area directed by the City of Seattle Department of Community Development. The Pike Place Urban Renewal Project encompasses 22 acres, approximately 10 city blocks. The boundaries are Lenora Street, First Avenue, Union Street, and the Alaskan Way Viaduct. Federal funding of more than \$35 million for the Project supports rehabilitation and redevelopment of properties in the Historical District, street and public open space improvements, relocation assistance for businesses and residents, as well as planning, administration, and real estate transactions. Public activity in the area is expected to conclude in 1979-1980. Two important continuing agencies in the Market are:

The Pike Place Market Preservation and Development Authority (PDA). The PDA is a public corporation which owns, develops and manages the property within the Market. As a non-profit public corporation, the PDA represents a unique mix of public and private characteristics and

responsibilities. It was created to solve the problem of how to resurrect the Market physically and revitalize it economically while preserving the delicate social ecology created by the spontaneous mix of people who traditionally live, work and shop in the Market community. Working under the guidelines of the City's urban renewal plan, the PDA has been responsible for many of the sensitive rehabilitation efforts in the Market. The PDA also serves as a catalyst and clearinghouse for a variety of community service efforts. It is located at 85 Pike Street, Seattle, 98101. Telephone: 625-4764. **The Pike Place Merchants Association** represents the interests of and provides a variety of services for the businesses operating in the Pike Place Market. The Association, in addition to staffing the public information booth located at the ramp to the lower level from the main arcade, also sponsors a number of special events, including the Street Fair (Memorial Day Weekend), the Market Anniversary Celebration (the Saturday nearest August 17), and Harvest Fest (in October). It is located at 81 Pine Street, Seattle, 98101. Telephone: 625-4762.

Seeing Seattle, a series of tours produced by the City of Seattle's Department of Community Development, includes walks that feature Ballard, Capitol Hill, Eastlake, First Hill, Madison Park, and Mann-Minor.

This tour was designed by Joan Sharp, Margaret Wherrett, Joan Paulson, and Harriet Sherburne. Dennis Francis Tate drew the map. Sketches and graphics are the work of Claudia Denney.

This publication was financed in part through a federal grant from the Department of Housing and Urban Development under the provisions of Title I of the Housing Act of 1949, as amended.

The series is being published and distributed with the help of METRO Transit.

Your
Seattle
Department of
Community Development



Charles Royer, Mayor
Darel Grothaus, Director

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Pike Place

PUBLIC
MARKET
SEATTLE



SEATTLE, the Metropolis of the Pacific Northwest, possesses a system of Public Markets of which her citizens are justly proud. In extent, diversity of products, and efficiency, they are probably equaled by no other city in this country and perhaps by no city in the world.

Among all of Seattle's assets, none make so great an appeal to the stranger within her gates as her Public Markets.



MRS. BELMONT TIFFANY, Society Leader, Author, Horticulturist, said: "I had no idea Seattle was so large; it is very beautiful, the lakes and mountains" — and she hesitated and smiled, "But do you know what I want to see most of all here? Your *Public Market!* I have heard it is the *Finest in the World.*"

MABEL HOSTER TROUP, Music Composer of Springfield, Ohio, said:

"Your Public Markets fascinate me. I believe they're as much a Seattle asset as your scenery."



FRANK GOODWIN

Seattle owes a debt of gratitude to Frank Goodwin, the founder of Seattle's extensive public market system, whose vision and genius were responsible for the creation of Seattle's first Public Market in 1907. Mr. Goodwin established the market and guided its destinies for a number of years. The market has been expanded several times to

keep pace with the ever-increasing patronage with which it has been favored.

London Praises Seattle's Markets

Washington is developing rapidly as a farming state, particularly in market-gardening or "truck-farming" as it is called. In Seattle itself the vegetable and fruit markets are a feature of the town. In a city of perhaps 500,000 inhabitants one wonders how such enormous quantities of produce can find consumers. The shops and stalls are well managed, there is no objectionable refuse in evidence, and the general aspect on a bright summer's morning or a winter afternoon when brilliant with electric light, is singularly attractive.—*The London Times Trade and Engineering Supplement*, May 29, 1926.

EDWARD MOTT WOOLLEY, nationally known writer, in McClure's Magazine for January, 1918, in an article on "Seattle: The Wonder City of the West," said:

"Seattle seems to have neglected no branch of municipal thinking. I found some of the largest and most attractive markets I have ever seen."

In 1917 the reins of management were turned over to Mr. Arthur E. Goodwin, who had understudied the intricacies of market operation for a number of years previous. In 1925 Mr. Goodwin and Joe Desimone, bought out the old market company and formed the Pike Place Public Markets, Inc., which company now owns and operates the markets. Under this company's control are over 200,000 square feet of rental area with 175 tenants.



ARTHUR E. GOODWIN

SUCH A MARKET PLACE!

Extracts from "Seattle—Her Faults, Her Virtues" by Almira Bailey

THERE are two writers who could do justice to the Seattle public market and they are Charles Dickens and Washington Irving; indeed, there is a description in *The Legend of Sleepy Hollow* that might very well fit the public market around Thanksgiving time.

It is much more than a market, a continuous exposition of all that profligacy of fruit and vegetables that we read of in our back-East textbooks and didn't more than half believe. How could such prodigious things grow in a latitude more northern than our own? But here they are—on sale. The answer is something the Easterner forgets. It is the Japanese current and trade winds which spell zeroless and almost freezingless and almost snowless winters here. With fresh huckleberries at Christmas time even if "one may not gather cherries at Kent at Christmas time."



Every great writer who visits the market feels the futility of translating it into words, and Madam Foch, while in Seattle, did the only thing that could adequately express her feelings—bought some of the green things and cooked them for General Foch! Couldn't help it. And Katherine Fullerton Gerould, in *Harper's* for March, 1925, says:

"If you really wish to make any Eastern housewife unhappy, you only have to turn her loose in the Public Market of Seattle.

"I have a weakness for markets and, from Paris to Washington, D. C., I have been

known to haunt them for mere pleasure. Never anywhere has my mouth so watered or my spirit so cried out on the inequalities of life as in the Seattle City Market.

"On my visit, only the stern fact that food is perishable kept me from outrageous purchases; for the fish, the fruits, the game, the vegetables, the cheese, the butter, have an ambrosial look and a utopian price. Soberly speaking, it is a shock to see the perfect lettuce head for eight cents; the big box of raspberries for ten, the bunch of celery for five; the more of a shock that these products of the soil are glistening clean. You do not pay for dirt in the Seattle market; and even your string beans sit waiting for you (incredibly cheap) in orderly little rows, like a model bean-school. The Dungeness crab looks almost civilized—and a crustacean can go no farther. There is all poetry in a market basket in Seattle; and what is more, the lean purse can fill it."

The market, though, seems to me to be at its high tide of affluence and glory at that time of year just before Thanksgiving when all its contemporaries in latitude are well frozen in for the winter; from a background of stern, gray Novembers—here, on a Saturday morning, if you please, is the Seattle public market—latitude $47^{\circ} 36'$, practically the same latitude as Quebec! But while Quebec's teeth chatter, sales folk in Seattle's open public market barter in shirt sleeves. It is to be a big day. Old Mrs.



Woman-of-the-Market-Place frankly tallows her wheelbarrow against the stress of trade. All the smiling little Orientals sprinkle their vegetables to make them beautiful. And the ranch folk arrange their wares of fat ducks and fresh eggs and rabbits and pats of butter and roots of salsify and jars of mince meat for display—and sale, in the big bazaar. Then by the time that Seattle arrives to do her marketing there is prepared a pageant of beauty. Beauty! Stalls of it, aisles of it—miles of it!



Here is Swiss chard, delicate white, tinting into the daintiest green; this beside the ruby of young beets and cauliflowers like great, white roses; gold hearts of the Hubbard squash and piles of young, home-grown Brussels sprouts; white turnips with purple tips and radishes banked like a bouquet of sweet-briar rose buds. And carrots; the carrots that we knew were just carrots, bearded and grimy, but here they are displayed like young, pink debutantes, set off by the black-green of fresh spinach on one side and the feathery daintiness of chicory on the other.

Apples and apples and apples—wonderful, unbelievably large and luscious apples—the apples we read about and didn't believe. Jonathans, Rome Beauties, Spitzenbergs, Winter Bananas, Winesaps, Delicious—the King—from the famous Yakima and Wenatchee Valleys.

Not that we have reached the end of the market which still goes, an endless bazaar—and bizarre—upstairs and down and even includes a public library and post office. Today, Saturday, it is like a great country fair with the call of hawkers and

the surge of people and the color and music and, through the wide windows, the sight of the Sound where steamers pass and eventually the sun goes down over the snow-covered Olympics.



Seattle Markets Set Pace

Mr. Richard Spillane, in an editorial published in the Philadelphia Ledger, says:

"Possibly New York, Philadelphia, Boston, Chicago and other cities east of the Mississippi could learn a lot by sending earnest men to such cities as Los Angeles and Seattle—Seattle especially—to study the market systems of these municipalities."

A. W. Warnock, writing for Minneapolis Journal on "Pacific Cities," September 26, 1920, said:

"I think the most unusual possession Seattle has is its wonderful city market, said not to be equaled anywhere.

In the summer season, from 400 to 500 truck farmers are there every day, and in the winter about 250.

About 40 per cent of these truck farmers are Japanese and they come distances to Seattle ranging from 25 to 70 miles. Each farmer pays 10 cents a day for a table on which to sell his wares and is also supplied with running water.

The Japanese farmers are artists when it comes to showing their goods well. I never thought vegetables and fruits had such 'selling' points before."



PIKE PLACE PUBLIC MARKETS

SEATTLE'S Public Market Center is one of the principal show places of the city.

It is famous the world over for its magnitude and year-round unparalleled produce display. It is situated very close to the central part of the retail shopping district at the principal car line transfer points. It is also served by boats of Puget Sound which lies about a block to the west. Railroads of the water front also serve the markets. Arterial highways bisect the market center.

COMBINATION MARKET

It is one of the few market centers of the world where a number of huge private market buildings are combined with a great Municipal Farmers' Market. This combination, in large measure, accounts for its success. It makes it possible for Seattle housewives to purchase all of their table supplies in one center. Here the bona fide producer of ranch and truck-garden produce may come to market and deal direct with the consumer, sharing with consumers the saving effected through the elimination of middlemen. On one side of the Arcade, which is 1200 feet in length, are the farmers with a quarter of a mile of produce display. On the opposite side of the Arcade we have the private markets of the Pike Place Public Markets, Inc. Here are literally miles of stalls, clean and sanitary, and tons upon tons of every conceivable kind of food-stuffs, all arranged in tempting fashion.

PRIVATE MARKET

Creameries operate on the premises, selling their product direct, saving the purchaser the middleman's percentage. Tea and coffee concerns import direct, roasting on the premises and often having in connection lunch counters where the steaming beverage is sold by the cup, such institutions drawing the best of trade from the noon-day lunchers.

Bakeries and candy manufacturers make their wares on the spot, and they are ready for sale still warm, fresh, and appetizing.

Fish Markets of white tile, laden with every conceivable variety of denizen of the deep; Meat Markets of tile, marble, and plate glass well stocked with blood-red meats in refrigerated cases; Groceries with orderly rows of canned goods; Delicatessens with huge platters of salads of all kinds.

CONVENIENCES

Sugar Stalls, where sugar of all kinds is sold in any quantity at the wholesale price every day; a fresh milk stall where milk and cream are sold at wholesale price; Grist Mills, where whole grain is ground and sold fresh daily; a branch Public Library; a branch Post Office; Express Office, where telephone,



gas, water and light bills may be paid; Rest Rooms; Comfort Stations; all for the convenience of shoppers, are to be found in the Public Market.

AUTO PARK

In the rear of the Municipal Market Building, for the convenience of shoppers, is an Auto Park, providing space for 300 cars at one time or about 4,000 cars a day. There is a modern waiting room, lavatories, gas station, tire shop, wash rack, and a passenger elevator to the Park. The elevator takes shoppers directly to the market level.

GARDEN SPOT

Decorating the marquee, on the roofs, at the entrances throughout the market, are hundreds of plants, vines, shrubs, and flowers, adding to the attractiveness of the market. Hanging baskets filled with geraniums, lobelia, wandering Jew, palms, and small flowers, are spaced along the Arcade, under the marquee, and throughout the retail shopping space, converting the market into a veritable garden spot.

SEVEN MARKET BUILDINGS

Grouped around the corner at one end of the market in the Public Market Center are no less than seven of the largest markets, all of them with two or more stories, connected by inclined passageways, and having a large number of stalls. Adjoining is the farmers' market, which is under Municipal control, where as many as 600 farmers can be accommodated with stalls at a rental of 10 to 15 cents per day. This small fee not only makes the farmers' market self-supporting, but produces a handsome yearly profit.

MAGNITUDE OF MARKET DISTRICT

In giving some conception of the magnitude of the Public Market district, it is of interest to know that in the aggregate there are over 800 people actively engaged at this one point, chiefly in the distribution of food stuffs, a very small percentage being employed in other lines, such as dry goods, shoes, etc. It is estimated that within a year four and a half million dollars in food supplies are handled at the Pike Place Market Center.

SAVING 25 PER CENT-

The low prices prevailing in the Market are attributable in a large degree to the absence of "middle-men," the tremendous volume of business transacted, and the extremely low overhead under which the business is conducted. This low overhead is brought about through the reduction in cost of operation, low rent, elimination of delivery and credit, all of which makes possible a saving in the neighborhood of 15 to 25 per cent in the cost of foods. Seattle has ample reason to be proud of her "PIKE PLACE PUBLIC MARKETS."



THE PIKE PLACE MARKET

Founded near the turn of the century, this colorful market place has, for many generations, provided a unique and thrifty shopping experience for the thousands of satisfied customers who visit it daily. The attractive stalls, shops, restaurants and galleries with their friendly and individualistic proprietors are a delightful and rewarding highlight of a visit to this area.

In honor of its special role in both the past and present life of the city, on June 17, 1965, The Seattle Municipal Art Commission officially designated the Pike Place Market one of Seattle's Historic Sites.

W.738

Etchings by Clifford S. Ellis

PLACE
STAMP
HERE

Post Card

Pub. by Ellis Post Card Co., Arlington, Wash.

FRIENDS OF THE MARKET

93 Pike Place

Seattle, Washington

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dp

United States Department of the Interior
National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Pike Place Public Market Historic District

Other names/site number Pike Place Market Historic District

2. Location

street & number Bounded by Western Avenue to the west, Virginia Street to the north, First Avenue to the east, and the south wall of the Economy Market and Outlook Bldg. to the south. not for publication

city or town Seattle vicinity

State Washington code WA county King code 033 zip code 98101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

6/2/11
Date

Washington State Department of Archaeology & Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that this property is:
- entered in the National Register.
 See continuation sheet
- determined eligible for the National Register.
 See continuation sheet
- determined not eligible for the National Register.
- removed from the National Register.
- other (explain:)

Signature of the Keeper

7/25/11
Date of Action

5. Classification**Ownership of Property**

(Check as many boxes as apply)

private
 public-local
 public-State
 public-Federal

Category of Property

(Check only one box)

building(s)
 district
 site
 structure
 object

Number of Resources within Property

(Do not incl. previously listed resources in the count.)

Contributing	Non-Contributing	
22	6	buildings
		sites
		structures
		objects
22	6	Total

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2 [Alaska Trade Building and Butterworth Building]

6. Functions or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/multiple dwelling, hotel
 COMMERCE/TRADE/specialty store, department store, marketplace, restaurant, warehouse
 SOCIAL/meeting hall
 EDUCATION/library
 FUNERARY/mortuary
 AGRICULTURE/processing
 LANDSCAPE/public common

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling, hotel
 COMMERCE/TRADE/specialty store, department store, marketplace, restaurant, warehouse
 SOCIAL/meeting hall
 EDUCATION/school
 HEALTH CARE/clinic
 AGRICULTURE/processing
 LANDSCAPE/public common

7. Description**Architectural Classification**

(Enter categories from instructions)

Late 19th & Early 20th Century Revivals:
 Beaux Arts, Mediterranean Revival
 Late 19th & Early 20th Century American Movements: Commercial Style
 Modern Movement: Moderne
 Other: Commercial Vernacular

Materials

(Enter categories from instructions)

foundation Concrete - poured
 walls Wood; Brick; Stucco; Ceramic Tile; Terra cotta; Concrete; Stone; Glass
 roof Asphalt / Composition
 other Neon Signage

Narrative Description

(Describe the historic and current condition of the property.)

SEE CONTINUATION SHEET

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Narrative Description

The Pike Place Public Market Historic District is an intact and distinctive collection of early twentieth century commercial buildings, residential hotels and public spaces that have evolved and functioned for public market purposes since August 1907. The 7-acre historic district is located within the commercial core of downtown Seattle. A smaller 1.5-acre historic district was initially listed in the National Register of Historic Places in March 1970 during a period of controversy over an urban renewal project that threatened the preservation and future use of the public market area. The current revised registration form is intended to replace a subsequent nomination document that was prepared in 1972 shortly after the passage of a public initiative petition that mandated the preservation of a larger historic district and prior to major rehabilitation and development projects that were undertaken between 1973 and 1984. The boundaries of the historic district shall remain unchanged from the 1972 document. The current revised document is intended to provide additional descriptive information and historical documentation and to clarify and acknowledge subsequent rehabilitation and development projects within the district.

The Pike Place Public Market Historic District exhibits and conveys distinctive physical and cultural character as a food marketing and residential district that has been in continuous operation for public market purposes for over 100 years. The district is comprised of one, two and three story wood-frame and brick masonry commercial and residential hotel buildings that were primarily constructed prior to 1922. Interspersed among these historic properties are thoughtfully designed modern market and residential facilities constructed during the urban renewal era. The historic properties are generally vernacular in character and exhibit distinct architectural features as they have evolved to meet changing market functions and ownership requirements. The buildings have been described as "humble and anonymous" since their public use and market functions are their most dominant characteristics. While the component building forms, floor plans and physical scale vary significantly, the historic district exhibits a palette of design features, elements and details that create a distinct and cohesive physical environment.

The historic district is situated along a hillside between the intensely developed downtown retail core to the east and the Elliott Bay waterfront to the west. First Avenue, a major north-south commercial thoroughfare, defines the eastern boundary while the western boundary is defined by Western Avenue, a north-south arterial that functioned historically in relationship to railway lines that served nearby wholesale warehouses along this route. The historic publically and privately built market buildings are clustered along a major pedestrian and vehicular circulation spine – Pike Place and the one-half block westernmost end of Pike Street. Pike Place extends from the foot of Pike Street for two and one-half blocks; it angles slightly downhill and westward where it terminates at the intersection of Virginia Street and Western Avenue. The southernmost lane of Pike Street slopes steeply downhill from First Avenue and is below the principal grade of Pike Street and Pike Place; it extends westward and meets a segment of Post Alley, which runs downhill to the south toward Union Street. Another segment of Post Alley extends northward from Pike Place and runs parallel to First Avenue.

Due to the changes in elevation between First Avenue and Pike Place at the northern portions of the historic district, as well as the steep grades and bluff at the west side of the district, there are numerous vistas through the district and toward Elliott Bay, Puget Sound and the Olympic Range. The unique topography of the market area is further reflected in the design of buildings that include multiple entrance locations at various floor levels and irregular floor plans that serve to form labyrinthine internal and external spatial experiences. As a result of the various building forms in conjunction with the bend in Pike Place, irregular lots, angled streets and steep grades of two internal streets, Pine Street and Stewart Street, Pike Place functions as a unique physical enclave. It is defined by various visual termini that provide a strong sense of entry and passage. The variety of interconnected but open internal spaces and the continuity of market design and display features create a strong sense of both prospect and refuge.

The buildings within the district were traditionally constructed using materials that could be easily obtained as well as inexpensive and easy to install and maintain. Exterior cladding is typically brick, concrete or stone and roofs are typically flat.

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Upper floor and basement levels were typically devoted to storage and refrigeration uses. An assortment of design features and architectural details serve to create a cohesive physical environment and contribute in tangible ways to the distinct historic character of the district. These features and details are categorized and briefly described below:

Exterior Features & Details:

- Metal marquees above sidewalk areas
- Open-front exterior retail shop spaces
- Moveable utilitarian wood display tables and produce boxes placed in sidewalk and corridor areas
- Operable multi-pane industrial window sash
- Closed storefronts with prominent display windows
- Multiple entryways and pedestrian passageways
- Large roll-up security doors or rolling open-mesh metal gates

Interior Features & Details:

- Open shopping arcades (Economy Arcade, Main Arcade, Flower Row and the North Arcade) with varied ceiling heights between arcades and adjacent retail spaces
- Permanent day-stall tables (a.k.a. low tables) that are simple wood construction and include galvanized sheet metal tops and wooden gutters (for hygienic purposes) and wooden bag benches (intended for customers to place their shopping bags while transacting purchases)
- Decorative plaster columns – three design types distinguished by pressed metal or plaster ceiling trim typically painted either white and/or green [Some are fitted with bare light bulbs]
- Wooden ramps and stairs with utilitarian handrails (typically painted pipe rail)
- Open-front interior retail shop spaces
- Irregular-shaped interior spaces
- Interior spaces extended by views beyond through corridors, windows and doorways
- Small partition-less retail shop areas
- Rolling open-mesh metal gates
- Durable, cleanable floor surfaces – tile, concrete and wood
- Smooth paintable interior partitions and wall surfaces
- Exposed mechanical pipes, electrical conduit and structure members/connections

Lighting:

- A variety of utilitarian lighting fixtures – typically dropped fixtures with enamel painted (typical dark-green hoods) that are used to illuminate produce/products on day tables, within specialty shops and to illuminate painted signage
- Ceiling mounted or dropped pendant fixtures with opaque white glass shades

Signage:

- Flat painted signage
- Traditional neon signage
- Painted wall signage
- Painted window signage
- Produce pricing signs – hand lettered on small paper sacks

The Pike Place Public Market was initially established on Pike Place in August 1907 as a public farmer's street market where shoppers could purchase produce directly from farm wagons parked on the street. Due to the popularity and success of the street market, real estate developers and business entrepreneurs began to rapidly expand nearby buildings and develop new market buildings adjacent to the public street market. Streetcar lines provided convenient access to the market area from Seattle's

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burgeoning neighborhoods as the market attracted an ever-increasing number of shoppers. By 1912, a significant concentration of privately-owned market buildings housing food-related stalls and providing covered areas and amenities for shoppers had been constructed along Pike Place. By early 1920s the market complex was a primary regional food center; by then it had expanded incrementally to the essential form and configuration that exists today. By 1922, all farm product sales had been moved indoors to covered and lighted sidewalk arcades and over 175 commercial tenants sold every kind of food product and specialty. The mix of farmers and retail merchants reflected the waves of Asian and European immigration to the Pacific Northwest during the prior two decades and the customers and shoppers were from every economic and social level. By 1926, over 600 permitted farmers were selling locally grown seasonal products from "wet" and "dry" farm stalls and the Pike Place Market reportedly drew some 25,000 shoppers on a typical weekday. However, controversy between private market managers, the City, tenants and farmers over spatial allocations and rental rates had become a constant factor in the operation of the complex.

During the depression era the Market was overflowing with farmers, shoppers, low-cost foods and goods, and social amenities. However, World War II brought drastic changes to the Market. With the forced evacuation of Japanese-Americans from the Pacific Coast, the public market lost many of its farmers and farm sales never recovered after the war. As market revenues declined, the maintenance of market buildings declined. By the late 1950s, the market complex was underutilized and in a deteriorated condition due to a variety of factors including the reduction in post-war era farming, the gradual change of farm land use to housing and industrial development and the emergence of suburban living and supermarket shopping. Despite these changes, a downtown-based population of elderly and low-income residents continued to frequent the Pike Place Public Market and its wide variety of food products and businesses continued to attract tourists, as well as local and national notoriety.

In 1963, planning began for an urban renewal project that anticipated the demolition of the entire Market area in order to construct a large modern hotel, high-rise apartment and parking complex. Concerned citizens began to organize what proved to be an arduous seven-year long battle to delay the urban renewal project and prevent the Pike Place Public Market from being destroyed or drastically changed. Ultimately, the Friends of the Market mounted an unprecedented grassroots effort and successfully collected 16,000 signatures in order to place public Initiative Petition No. 270105 before the Seattle voters that proposed establishing a protected local historic district with an appointed commission responsible for preserving the "established character" of the Market as well as the historic buildings. The campaign to "Keep the Market" took on a national perspective as major U.S. daily newspapers and magazines covered the threat to the Market and the nature of the public initiative. On November 2, 1971, the initiative petition was approved by a substantial margin and a strict local historic preservation ordinance was subsequently adopted. The City completed the purchase of 14 buildings located within the core of the district while the remainder stayed in private ownership. In 1973, the Pike Place Market Preservation and Development Authority (Pike Place PDA) was created as a non-profit corporation chartered by the City to serve as property manager and steward of the publically-owned buildings within the district.

By 1974, the final preservation plan - part of a broader revised urban renewal plan - had been adopted by the Seattle City Council and several major rehabilitation projects were beginning to take shape. Between 1975 and 1984 major rehabilitation projects, many - but not all - using Urban Renewal or HUD funding, were completed involving 24 historic properties within the district. Pike Place was repaved with traditional brick and side streets were repaved with historic cobblestone and traditional granite curbs. A variety of public amenities were also restored or constructed in the public areas including an information kiosk and canopy at the Pike Street entrance. During this era five (5) entirely new buildings were constructed within the boundaries of the historic district; one of these buildings was built on a previously vacant parcel and four of the new buildings replaced historic buildings that had been deemed to be too altered or deteriorated to rehabilitate or adapt to modern use. One (1) new building was also constructed on a long-vacant parcel in 2005. All of the rehabilitation projects and new construction work underwent a rigorous design review and approval process before the Pike Place Market Historical Commission according to carefully developed use and design review guidelines that were mandated by the local historic preservation ordinance [Ord. No.100475].

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The current general condition of all of the buildings in the Pike Place Public Market Historic District is very good. The historic district is heavily used year-round by day-stall tenants (farmers and craftspeople), merchants, residents, shoppers and tourists; thus, many of the buildings are subject to severe wear and require on-going maintenance and repair. A tile floor was installed in the Main Market complex in 1985 due to on-going damage to replacement wood flooring installed during the rehabilitation era. While numerous minor tenant improvements and signage changes have occurred, no major or comprehensive renovation work has been undertaken in the Market since the Federal Urban Renewal work was completed in the mid-1980s.

In November 2008, Seattle voters approved funding for a major rehabilitation project that will occur over the next three to four years. The focus of work is centered on replacing the aging core infrastructure of the PDA-owned buildings including all mechanical, electrical and plumbing systems, which have reached the end of their useful lives. The structural systems of the original Main Market (PDA-owned) buildings will also be upgraded for seismic stability. The project will also enhance accessibility to and within the market buildings through the addition of three new elevators and the existing bathroom facilities will be upgraded. Per City ordinance, all of the work shall be reviewed and approved by the Pike Place Market Historical Commission according to well-established local design guidelines and the *SOI Standards for Rehabilitation* as adopted by the Commission. Thus, the physical appearance and character of the Pike Place Public Market Historic District will not be changed. The work is being done to ensure that the basic operating systems are sufficient to sustain the public market through a second century of use.

The Pike Place Public Market Historic District includes a total of 30 properties. Of this total, 24 (80%) are classified as historic contributing resources; there are no historic non-contributing resources and 6 properties (20%) are classified as non-historic non-contributing. None of the district buildings are vacant or unused.

Total Number of Contributing and Non-Contributing Resources:	30
Historic Contributing Resources	24
Historic Non-Contributing Resources	0
Non-Historic / Non-Contributing Resources	6

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List of Contributing and Non-Contributing Properties:

ID #	Address	Street	Common Building Name (Historic)	Status	Built
1	1505	First Ave	Corner Market	Cont	1912
2	1423	First Ave	Economy Market (Bartell's Bldg/Pythian Building)	Cont	c.1900, 1916, 1936
3	83	Pike Street	LaSalle-Outlook Bldg (Outlook Hotel/LaSalle Hotel)	Cont	1908-1909
4	1440	Western Ave	Cliff House (Cliff Hotel)	Cont	1908
5	1430	Western Ave	LaSalle-Outlook Bldg (Outlook Bldg)	Cont	1922
6	1416	Western Ave	PPM Senior Center (Creamery site)	Non-Cont	2005
7		Pike Place	Flower Row, Hillclimb Corridor (Comfort Station, Outlook Plaza)	Cont	1908, 1912, 1922, 1977
8	1501	Pike Place	Leland Building (Leland Hotel/Leland-Bakery Building)	Cont	1902, 1911, 1914, 1922
9	1509-1525	Pike Place	Fairley Building (Main Market Bldg)	Cont	1907, 1911, 1914, 1922
10	1901	Pike Place	North Arcade (Market House)	Cont	1911, 1922
11		Pike Place	Desimone Bridge (Stewart Street Bridge)	Cont	1922, 1961
12	87	Virginia St	Pike & Virginia Building	Non-Cont	1978
13	1926	Pike Place	Champion Building (Rex Land Co. Garage)	Cont	1928
14	1918	Pike Place	Soames Building (Bain Block)	Cont	1922
15	1912	Pike Place	Dunn Building (Dunn Seed Co. Bldg)	Cont	1918
16	86	Stewart Street	Stewart House	Non-Cont	1982
17	82	Stewart Street	Stewart House (Stewart Hotel)	Cont	1902
18	1606	Pike Place	Beecher's/Old Seattle Garden Center (Kalem Block)	Cont	1908, 1980
19	87	Pine Street	87 Pine (Silver Oakum/Market Hotel)	Cont	1910
20	1528	Pike Street	Triangle Building	Cont	1910
21	1513	First Avenue	Sanitary Public Market	Cont	1910, 1942, 1981
22	1531	First Avenue	Post Alley Market (First & Pine Bldg)	Non-Cont	1983
23	1601	First Avenue	Inn at the Market	Non-Cont	1985
24	1907	First Avenue	Fairmount Bldg (Fairmount Hotel)	Cont	1914
25	90	Stewart Street	J.P. Jones Bldg (Fairmount Garage)	Cont	1925
26	1917	First Avenue	Alaska Trade Bldg (Union Record Bldg)	Cont *	1910
27	1921	First Avenue	Butterworth Bldg (Butterworth Mortuary)	Cont *	1903
28	1923	First Avenue	Smith Block	Cont	1906
29	1925	First Avenue	Baker Building	Non-Cont	1977
30	1931	First Avenue	Livingston Building (Rosenberg Block /Landes Block)	Cont	1901

* Previously listed in NRHP prior to 1972 NRHP district designation

Cont [Contributing]

Non-C [Non-Contributing]

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Individual Property Descriptions

Common Name:	<u>Corner Market</u>	Site ID# 1
Historic Name:	Corner Market	Built: 1912
Address:	1505 First Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block G/Lots 10-11</i>	
Original Owner:	Corner Market Company (Cyrus Francis Clapp)	
Architect:	Harlan Thomas [1912, w/ Clyde Grainger] Karlis Rekevics [1975]	
Builder:	Alex Dow	
Style:	Mediterranean Revival	

Description: This is a very prominently located two-three story enclosed market building located at the NW corner of First Avenue and Pike Street with façades oriented toward First Avenue, Pike Street and Pike Place. Due to the diagonal alignment of Pike Place (running from Pike Street to Virginia Street) it has a 75' x 94' x 103' trapezoidal footprint and building form. The north elevation abuts the Sanitary Market. The Corner Market is one of two traditional purpose-built market and store buildings in the historic district. The structure is mill construction with heavy timber framing and concrete and steel-reinforced structural members. The foundation and full basement level are reinforced concrete and exhibit remnants of the foundation of the York Hotel, demolished 1905. The basement level includes areaways under the adjacent sidewalk.

It exhibits a two-part commercial block façade composition. The exterior is distinguished by ornate brick masonry veneer cladding, trim and cornice work. Due to the change in street level between First Avenue and Pike Place, the First Avenue façade is two stories in height, the Pike Street facade is graduated and the Pike Place façade is a full three stories. All of the facades exhibit Flemish bond brickwork, ornate spandrels and graceful concrete arched structural bays. The First Avenue and Pike Street facades are each capped by a central raised parapet wall accentuated by a clock. Windows at the arched openings in the uppermost level are wooden, multi-pane, tri-partite sash members that pivot. The second floor level at Pike Place and Pike Street exhibits rectangular openings with wooden, multi-pane, tri-partite windows that pivot. The ground floor level at Pike Place and Pike Street includes long narrow open front shops. The shop at the corner of First Avenue and Pike Street is also an open front shop. Originally all of the shop fronts at First Avenue were open front shops; however most of them have been enclosed by traditional wooden storefronts (with large display windows) as has one shop space that is oriented toward Pike Street.

The exterior is further distinguished by suspended metal marquees at each of the facades; these marquees step down gradually at each of the elevations in order to accommodate the gradually sloping elevation of the sidewalks. Painted "CORNER MARKET" signage is located above the marquees at the spandrel level at all of the elevations. Steel rolling doors are used to enclose the open front shops when the shops are not in operation. Traditional vertical canvas awnings are hung from the marquee at Pike Place to control sunlight. Original wall mounted light fixtures with white glass lenses remain in place at the parapet level of all elevations.

The upper floor levels were originally accessible by ramping systems using the same principal as the Main Market (Leland and Fairley Buildings), which provided mobility for shoppers and carts for goods. A modern entryway and stairwell at the Pike Street elevation was constructed during the 1975 rehabilitation. One altered arched window bay at the corner of First Avenue and Pike Street was restored to its original design as part of the 1975 rehabilitation. Prior to the 1975 rehabilitation the upper floor level

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and First Avenue retail level had been extensively altered. The basement level continues to house cold storage rooms and the upper floor level houses commercial space, offices and restaurants.

Cultural Data: The site was acquired by local entrepreneur and real estate developer A.L. Palmer in 1889. By 1893, a 1-1/2 story dwelling and The Ripley, a five-story hotel and commercial building stood on the site. The hotel building was a prominent, ornate brick masonry structure that included a corner drug store, a restaurant and furnished rooms. By 1897, it was known as the York Hotel. In early January 1904 the York Hotel was vacated due to settlement that was occurring at an alarming rate. The settlement had been caused by the construction of the Great Northern Railway tunnel located sixty feet under the hotel building, which included a basement and sub-basement level. In mid-January, City Engineer R. H. Thomson examined the building and made a report to the Board of Public Works that recommended its removal. The 1904 *Sanborn Insurance Maps* show that the dwelling was vacate, the York Hotel had "cracked walls" and further noted that the old hotel was "vacant & dilapidated - to be removed." The vacant site with a fence barricade around it is visible in one of the earliest photographs of the public street market taken in August 1907. By 1910, the City appears to have constructed awning-covered arcades adjacent the barricade walls at Pike Street and Pike Place in order to offer shelter to customers. Remnants of the original building foundations were uncovered during the 1975 rehabilitation project.

Seattle architect Harlan Thomas (with partner Clyde Grainger) is credited with the design of the highly distinctive Corner Market, which was constructed in 1912. Harlan Thomas was one of Seattle's most prominent and skilled architects during this era (Refer to Section 8; Biographical Information) and was an enthusiastic world traveler and proponent of Italian-inspired design modes. The building was designed and purpose-built for the Corner Market Company. It was constructed at a cost of over \$50,000 with Cyrus F. Clapp, a well-known Puget Sound real estate investor being a major shareholder. William Thaanum served as vice-president and treasurer of the development company; he was also affiliated with Washington Savings and Loan Association (1912) and president of the Queen Anne City Investment Company (1915).

In early January 1912, Harlan Thomas solicited bids for construction and by mid-March the exterior walls and form work were in place. The *Seattle Post-Intelligencer* described it as the "most substantial market building yet erected in Seattle." Of particular note were the five modern cold storage rooms included in its design and construction. Reportedly, the stepped marquees around the building were not included in original design plans and were added toward the end of construction at a cost of \$2,300. Flower boxes located at the edge of the marquees and second floor window sills had been added by 1914. Five two-story high billboards were also installed in early 1914 and appear to have remained in place into the 1930s. In 1914, two windows openings on the upper floor level at the corner of First Avenue and Pike Street were enlarged by the removal of the spandrel.

The uppermost floor level was originally occupied by Pacific Poultry Company and the corner storefront at First Avenue and Pike Street originally housed the Three Girls Bakery. C.A. Swanson operated an early grocery outlet in the building. In 1915, Vina G. Felger and Caroline Clapp (daughters of Cyrus Clapp) appear to have inherited the property. By 1917, the building housed a wide range of food specialty businesses including: two butter, eggs and cheese outlets; a coffee, tea and spice business; two confectioners; three delicatessens; a fish and oyster dealer; a florist; three fruit sellers; two grocers; four meat markets, and three produce stands. In 1929, it came to house Seattle's first homegrown grocery store chain.

Herman Ebe opened a small food specialties stall in the Main Arcade in 1910; it then expanded to a wholesale and retail grocery outlet located in various parts of the market. After Ebe died in 1920, his son Earl and widow Minnie Ebe opened Ebe's All American Fruit Stand in the Main Arcade. The firm opened an Ebe's grocery outlet in the Corner Market Building in 1927. This business subsequently expanded into a retail grocery and delicatessen operation with 23 outlets in neighborhood locations around the city. In 1935, the name was changed to Tradewell Grocery; it continued to operate at the Corner Market location until 1938. Tradewell subsequently became one of the Northwest's most prominent supermarket chains until the mid-1980s.

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The uppermost floor level in the Corner Market was primarily used for storage. After WWII some of the large upper floor level spaces were subdivided into smaller office and commercial spaces. Up until the late-1950s the open front retail spaces along First Avenue and Pike Place continued to house a variety of meat markets, fish markets, poultry markets, creameries, fruit purveyors, bakery outlets, and delicatessens. The Modern Barber College became a major commercial tenant in the 1950s. The property remained in private ownership and was acquired by the City after passage of the public initiative from Jane Sylvester. By 1974, only 20% of the total building space was in active use. The Corner Market was the first major rehabilitation project undertaken as part of the Pike Place Project. The project was completed in December 1975; Karlis Rekevics (working for Bassetti/Norton) was the project architect. The project was undertaken by the City, as a catalyst to set a model for the entire urban renewal project. Ownership was transferred to the Pike Place PDA after completion of the project.

Common Name:	<u>Economy Market</u>	Site ID# 2
Historic Names:	Pythian Building, Bartell's Building	Built: 1901, 1916, 1936
Address:	1423-31 First Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block F/Lots 2-3 (por. Alley)</i>	
Original Owner:	Not identified	
Architect:	Frank Goodwin (remodel 1916), Andrew Willatsen (remodel 1936, 1963), George Bartholick (1978)	
Builder:	Not identified	
Style:	Commercial Style/Commercial Vernacular	

Description: This is a prominently located two-story commercial building located at the SW corner of First Avenue and Pike Street with its principal façades oriented toward First Avenue and Pike Street. There is a basement commercial level of the building, which is below the Pike Street entrance to the Market. This lower portion of the north elevation is immediately adjacent to the portion of Pike Street that slopes steeply downhill from First Avenue where it meets Post Alley, which then runs downhill to the south toward Union Street. The west elevation of the building is oriented toward Post Alley and includes commercial space that is accessed from Post Alley. The south elevation is common with a modern building immediately outside the district boundaries.

The building measures 111' x 120' and exhibits a two-part commercial block façade. It was originally designed and built as a commercial store and office building and included a Knights of Pythias meeting hall. It was initially adapted for public market purposes in 1916. It is a brick masonry and concrete structure with a concrete foundation and concrete and brick basement and sub-basement levels. There are five structural bays oriented toward First Avenue and eight bays oriented toward Pike Street. The façades are capped by a broad denticulated sheet metal cornice. The second floor level fenestration varies between the two façades: windows at the three southernmost bays along First Avenue are wooden double-hung set in groups of four while the rest of the windows are large fixed plate glass windows. Traditional wooden storefronts (with large display windows) and traditional metal canopies are located on the First Avenue façade. The storefront level that is oriented toward Pike Street is part of a semi-public corridor and retail space known as the Economy Arcade.

The Economy Arcade extends westward from First Avenue along the entire length of the south side of the Economy Market. The arcade is approximately 17-feet wide. Three small retail shops with open fronts are located along the south side and the north side is lined with a series of open retail stalls that were added in ca. 1990, replacing traditional day-tables that were added in the 1930s. The exterior wall at the north side behind these stalls is a simple unfinished frame partition the upper half of which is composed of multi-pane steel sash. The Economy Arcade exhibits a highly distinctive ceiling and column capitals that were

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designed by Seattle architect Andrew Willatsen; the ceiling is coved, decorated with floral ornament and accentuated by incandescent light bulbs at the border edge, central panel edge and groups of lights set in diamond patterns decorate the entire length of the central section. This ceiling and the lighting design is particularly distinctive given the more utilitarian character of the ceilings elsewhere in this building and the Market as a whole. A series of three formal arched openings with fluted pilasters and marble bases, also designed by Willatsen, are located midway along the south wall. This opening leads into the Economy Atrium located at the center of the south side of the building; this skylight/atrium appears to have been an original part of the building design. A long stairwell leading to the second floor level is located at the south side and west end of the arcade. The former office space of Arthur Goodwin, now known as the Goodwin Library, is located at the north side of the second floor level. The entry vestibule and main room are paneled with mahogany and include a tile fireplace surround with a mahogany overmantle, mahogany book shelves and ornate light fixtures. The large plate glass windows provide a dramatic view northward along the entire length of Pike Place.

The basement level facade at the lower portion of Pike Street below the Economy Arcade is recessed in line with the original sidewalk edge above. Modern reconstructed storefronts are in place from the urban renewal and later eras. The west elevation at Post Alley is a utilitarian brick masonry wall with segmental arched window openings.

Cultural Data: *Sanborn Insurance Maps* indicate that by 1893 there were six small one-story dwellings clustered on this site along the east side of Post Alley and at the foot of Pike Street, as well as others along the west side of Post Alley. A three-story lodging house, the Palmer House and a group of one-story shops were located along First Avenue with a 'bake house' at the corner of First Avenue and Pike Street. In 1901, the Pythian Building, a two-story masonry and wood-frame building with a concrete basement and sub-basement was constructed on the site. It was a conventional commercial building with five retail storefronts oriented toward First Avenue and offices with a large atrium on the second floor level. A drug store was located in the northernmost storefront and a drug warehouse room was located at the basement level below it. This space continued to be used as a drugstore and eventually housed Bartell's Drugs, a well-known local drugstore chain. Thus, by 1916 the building was known as the Bartell's Building.

Other early uses in the building included a large storefront level furniture store, an electric printing shop and taxidermist at the basement level. The "Society Hall" (Knights of Pythias) appears to have been located off Post Alley, possibly where the Market Theater space is now located. Several tailors, dentists and a photographer appear to have been established tenants. The 1904 *Sanborn Insurance Map* indicates that a framed iron skylight atrium area was located at the center of the south side of the building. The original north elevation was a simple common wall and included only a few small window openings. A narrow alley appears to have run along the north side of the building providing access to basement level businesses and Post Alley.

In 1915, Arthur Goodwin (Frank Goodwin's nephew) became assistant manager of the Public Market and Department Store Co. as the Goodwin Real Estate Company continued to acquire nearby real estate. In late 1916, they began to lease the Pythian Building [a.k.a. Bartell's Drug Store Building]. The building was remodeled based on a design developed by Frank Goodwin, reopened and renamed the Economy Market. The ground floor and basement were extensively remodeled in order to add sixty additional public market stalls and 5 retail stores. The lower level included a wholesale sugar market, another Goodwin family business. The atrium area was converted to a "dime-a-dance ballroom" and the second floor level office spaces were retained and remodeled; the large plate glass windows along a portion of First Avenue and above Pike Street were installed. The \$25,000 conversion of the Pythian Building for public market use appears to have included the construction of a series of small retail shops with open fronts along the Pike Street elevation. Traditional stepped marquees were installed at the First Avenue and Pike Street elevations and the storefront level at Pike Street remained open to the sidewalk with a guardrail separating it from the adjacent and inclined lower portion of at Pike Street. The ornate marquees appear to have included ceiling-mounted lighting and slender column supports at the Pike Street side. A prominent illuminated blade sign was installed above the First Avenue

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entrance. Reportedly, frescos were painted within the remodeled market building. This project appears to have also included the installation of a free-standing marquee/canopy at the south side of the level portion of Pike Street that extended westward and curved to connect with the Pike Street entrance to the Main Market building.

The name of this remodeled market building – Economy Market – is believed to be due to the fact that it included a discount or “day-old” sales section. Longtime upper floor level tenants included Ernest R. Morgan, a dentist; the Patrick O’Hara shop that specialized in women’s garments and millinery; and Hans Hammer, a tailor. The 1917 *Polk’s City Directory* identifies the range of food specialty and clothing-related businesses that were housed in the building, including: three bakeries; seven butter, eggs and cheese outlets; four coffee, tea and spice shops; three delicatessens; two fish and oyster dealers; five fruit shops; two grocery stores; five meat markets; four restaurants and a shoemaker/shoe repair shop.

In late 1925, Frank Goodwin and his brothers began to work out an agreement with their nephew Arthur Goodwin to purchase of their company. A new company known as Pike Place Markets, Inc. was formed with Arthur Goodwin, as president. Arthur Goodwin proceeded immediately with the construction of a new mahogany paneled office on the second floor of the Economy Market, which provided a dramatic view overlooking Pike Place. This formal office included a tiled fireplace, a huge conference table, bookshelves and a library, ornate light fixtures, carpets and drapes. The Second Seattle Real Estate Association, possibly another Goodwin business entity purchased the subject building in 1928. In 1936, Arthur Goodwin hired Andrew Willatsen to redesign the open storefront and corridor area along the north side of building. Reportedly, Willatsen – a highly skilled and notable Seattle architect - had been involved in several earlier remodeling efforts (Refer to Section 8; Biographical Information). He redesigned the area into an arcade, known as the Economy Arcade. The redesign included a highly distinctive coved ceiling and column capitals with decorative floral elements accentuated by incandescent light bulbs. A leg of 21 permanent traditional wooden farmers’ day tables was added at this time.

By 1937, the roof of the building included a very prominent “Pike Place Public Market” billboard sign and multiple neon, window and wall signs. Tax records indicate that some stores and the dance hall were damaged by fire in 1938. The building was purchased by Pike Place Public Markets, Inc. in 1945. By 1950, it continued to house stalls and restaurants at the basement and first floor level, including Bartell’s Drug Store at the long-established corner location. Offices and stores also remained on the second floor level, including the offices of Pike Place Public Markets, Inc. However, the dance hall had become a meeting hall. The glazed multi-pane north wall along the Economy Arcade was added at an unknown date, probably in the 1950s. In 1963, Andrew Willatsen designed a new storefront at a mid-way location along the south side of the Economy Arcade for the National Bank of Commerce - Pike Place Market Branch; it included a series of three formal arches with fluted pilasters and marble bases. By the late 1960s there were several small restaurants and bars housed in the spaces adjacent to the sloped portion of Pike Street. In 1972, the building was again damaged by fire, particularly the Bartell’s Drug Store space. After the damage was repaired, this space became the location of Delaurenti’s Italian Grocery, a well-known ethnic specialty food business that had been initially established downstairs in the Leland Building in 1928.

The Economy Market was part of the second phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in December 1978 with George Bartholick as the project architect. The north side of the Economy Arcade was altered ca.1990; the day-stalls were not actively used and it was determined that a series of small open retail stalls could replace the traditional day-tables that had been added in the early 1930s.

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Common Name: LaSalle/Outlook Building
Historic Name: Outlook Hotel/Market, La Salle Hotel
Address: 83 Pike Street

Site ID# 3
Built: 1908-09
Status: Contributing

Legal Description: *A.A. Denny's 4th/Block F/Lots 1- east half + vac. Alley*
Original Owner: Goodwin Real Estate Co. (Pike Place Investment Company)
Architect: *possibly Frank Goodwin (1908), George Bartholick (1977)*
Builder: Not identified
Style: Commercial Style/Commercial Vernacular

Description: This former hotel and market building is now a component of a condominium property together with the Cliff House (Site #4) and Outlook Building (Site # 5) and is commonly known as the LaSalle-Outlook Building. The building also includes a small three-story brick masonry addition to the south that served as a wholesale seed warehouse. The building extends four stories above Pike Place and includes two lower basement levels that are accessible from Post Alley. It measures 60' x 70' and has a reinforced-concrete and masonry structural system and concrete foundation. The east and north elevations are visible from Pike Place; the west and south elevations are difficult to view. The east elevation is at Post Alley; it is an ordinary brick masonry wall clad with concrete stucco and punctuated by some window opens at the upper floor levels. The north elevation also has a concrete finish and is punctuated by multiple groups of flush double-hung wooden windows and bay windows at the upper three floor levels. It exhibits a distinctive broad concrete cornice. The west elevation is utilitarian and punctuated by single window openings in an irregular pattern. The main floor level at Pike Street is devoted to retail market space, formerly known as the Outlook Market. The main floor area extends over Post Alley to the west face of the Economy Market Building; it has a high open ceiling, exhibits utilitarian steel support columns and includes some mezzanines. The market level is open toward Pike Street and the Economy Market and houses a variety of both open-front shops and enclosed shops. A narrow walkway along the north side of the building continues to provide access to the Cliff House. The Post Alley or basement levels of the building include commercial space and house the PDA offices. These areas are accessible from the main floor level via a stairwell adjacent to the Economy Market or via Post Alley. The upper three floor levels of the building continue to provide low-income housing. The historic painted "LaSalle Hotel" sign remains in place.

Cultural Data: By 1893, the steep hillside along the west side of Post Alley was lined with several small one-story dwellings and cabins; some of these had been replaced by lodging houses with saloons by 1904. After the establishment of the public street market on Pike Place in August 1907, the City made a major public investment in the construction of a modern comfort station, a plaza lookout and improvements to the adjacent sloping portions of Pike Street and Post Alley. The new comfort station and plaza opened to the public on August 21, 1908. The Outlook Hotel (a.k.a LaSalle Hotel), which was built to house the Outlook Market, was also constructed during 1908. It was the first major building to be developed in the market area by the Goodwin Real Estate Co. (Pike Place Investment Company). The Pike Place level and one lower floor level were initially devoted to market stalls with the three uppermost floor levels above Pike Place providing hotel rooms. The main hotel entrance was from the foot of Pike Street; this entrance was shared with the Hotel Pike Place (Cliff House), which was also constructed in 1908. Among the earliest and long-time retail tenants of the Outlook Market was Dan Zido, who established a meat market ca. 1911; it was later known as Dan's Markets and included several other outlets and a fleet of delivery trucks. [Now the location of Don & Joe's Meats.]

The Outlook Hotel was completed in 1909 and included approximately 55 hotel rooms. A small masonry addition was added to the south at an unknown date; it was used as a seed warehouse for many years. Signage for the warehouse was painted on the east

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elevation of the Outlook Hotel. The Outlook Hotel became the site of a well-known bordello established Nellie Curtis ca.1941 after the closure of her earlier brothel enterprise at the Camp Hotel on First Avenue. Curtis renamed it the LaSalle Hotel and upgraded the interior finishes and furnishings. She continued to operate a lucrative "overnight trade" at the hotel until 1951; for a period it was operated with the assistance of her nephew Max Elias.

The LaSalle Group (including the Outlook/LaSalle Hotel and Outlook Building) was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect. The rehabilitation work included adapting the former hotel to provide 32 units of low-income housing.

Common Name:	<u>Cliff House</u>	Site ID# 4
Historic Name:	Cliff Hotel, Hotel Pike Place	Built: 1908
Address:	1440 Western Avenue [historic 1434 Western Avenue]	Status: Contributing
Legal Description:	A.A. Denny's 4 th /Block F/Lots 1- north half of west half	
Original Owner:	Not identified	
Architect:	Kingsley & Eastman	
Builder:	Not identified	
Style:	Commercial Style/Commercial Vernacular	

Description: This former hotel building is now a component of a condominium property together with the Outlook Hotel (Site #3) and Outlook Building (Site # 5). This six-story former hotel building is oriented toward Western Avenue but includes historic and current primary entrances off of Pike Street. It measures 30' x 50' and has a reinforced concrete structural system with a concrete basement and foundation. The exterior is finished with concrete stucco. It exhibits a utilitarian two-part commercial block façade composition; windows are set in single openings and the building is capped by a denticulated sheet metal cornice. The south elevation is common with the Outlook Building and includes two light wells. Two reconstructed traditional storefront are located at the building base.

Cultural Data: By 1893, the steep hillside between Post Alley and Western Avenue included several small one-story dwellings and cabins; some of these had been replaced by lodging houses with saloons by 1904. A two-story lodging house stood on this site until the current building was constructed in 1908. The subject building was designed as a store and hotel - initially known as the Hotel Pike Place - with its main entrance on the top floor at Pike Street and the adjoining Outlook Hotel where there appears to have been a shared hotel entrance lobby. The design included two traditional retail storefronts on Western Avenue and the 1937 tax records indicate that in addition to thirty SRO rooms (2 tubs and 10 toilets) there were three apartments and offices also housed in the building. The building was in private ownership separate from the Outlook Hotel ownership until at least 1960. The building was reportedly designed by the firm of Kingsley & Eastman. William Kingsley (ca.1857-1929) began to practice architecture in Seattle in 1906 when he entered into a brief partnership with Henry W. Bittman. He was born in Plymouth, Massachusetts and appears to have possibly lived and practiced in the Midwest. Prior to coming to Seattle, Kingsley served as the City Building Superintendent for St. Paul, Minnesota. He appears to have practiced with Eastman from ca.1908 until 1912 primarily designing downtown commercial buildings and apartment houses. Among his known local commissions are the Orpheum Theater (1911, demolished), a Presbyterian Church in Tacoma (ca.1928) and a distinctive residence (ca.1909) for his daughter, Mrs. Clarence Blethen.

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The Cliff House was part of a later phase of major rehabilitation work undertaken as part of the Pike Place Project. The rehabilitation project was completed by the PDA in February 1980 with George Bartholick as the project architect. The rehabilitation work included adapting the former hotel to provide 8 units of low-income housing for elderly and handicapped.

Common Name:	<u>LaSalle-Outlook Building</u>	Site ID# 5
Historic Name:	Outlook Building	Built: 1922
Address:	1430 Western Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block F/Lot 1- south half of west half</i>	
Original Owner:	Goodwin Real Estate Co. (Pike Place Investment Company)	
Architect:	Not identified	
Builder:	Not identified	
Style:	Commercial Style	

Description: This former store and loft building is now a component of a condominium property together with the Cliff House (Site #4) and Outlook Hotel Building (Site # 3) and is commonly known as the LaSalle-Outlook Building. This seven-story commercial building is formally oriented toward Western Avenue but was designed to be interconnected to the Outlook Hotel and Market building. It measures 30' x 50' and has a reinforced concrete exterior wall structural system with a concrete foundation and no basement level. The interior structure is ordinary masonry and mill construction. The exterior is finished with concrete stucco. It exhibits a utilitarian two-part commercial block façade composition with two vertical structural bays. The shaft windows are set in groups of three in large rectangular openings. Historically, the shaft windows were set in groups of four. All of the current window units are non-historic and were installed during the urban renewal era when the building was adapted to provide low-income housing. Metal fire escapes at the south bay were also removed during the initial rehabilitation effort. Historically, the building was capped by a denticulated sheet metal cornice, which is no longer in place. The north wall is common with the Cliff House and the south wall is common with a modern non-contributing property. Two reconstructed storefronts are located at the building base and original multi-pane mezzanine level windows are no longer in place.

Cultural Data: This steep hillside site appears to have remained vacant until the construction of this building, one of the last buildings to be added to market complex by the Pike Place Market Investment Co. during the early 1920s. It was designed to function as a loft type building with flexible upper floor level spaces that could be used for storage, manufacturing or commercial purposes. It appears to have been primarily used in tandem with the Outlook Market for storage and commercial purposes. The storefront level appears to have been initially used for commercial delivery and garage purposes. By 1950, the storefront level was used as an auto repair shop.

The LaSalle Group (including the Outlook/LaSalle Hotel and Outlook Building) was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed in May 1977 with George Bartholick as the project architect. The rehabilitation work included adapting the upper floors of this building for low-income housing purposes.

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Common Name:	Pike Place Senior Center	Site ID# 6
Historic Name:	Creamery site	Built: 2005
Address:	1416 Western Avenue	Status: Non-Contributing

Legal Description: A.A. Denny's 4th/Block F/Lot 4

Cultural Data: Former site of two-story brick masonry creamery and garage building (Washington Creamery Co.) constructed ca.1928.

Common Name:	<u>Flower Row/Hillclimb Corridor/Plaza</u>	Site ID# 7
Historic Name:	Comfort Station/Outlook Plaza/Flower Row	Built: 1908, 1912, 1922, 1977
Address:	No street address/located at foot of Pike Street	Status: Contributing

Legal Description: Vacated portion of Pike Street lying west of Pike Place
Original Owner: City of Seattle
Architect: Josenhans & Allan (1908), George Bartholick (1977)
Builder: Not identified
Style: Commercial Vernacular

Description: This location at the foot of Pike Street includes an historic restroom facility that is located below the level of Pike Street and Pike Place, an addition to the Leland Hotel Building (within the former street right-of-way) known as Flower Row and a former plaza area that is now occupied by open front commercial space/retail tenants. The restroom facility was designed to be accessible from an extant stairwell adjacent to the Leland Hotel and from Post Alley directly below the original plaza area. Surmounted above the now covered plaza area is the iconic Market Clock and "Public Market Center" neon sign. Behind the original plaza area and interconnected to Flower Row is an area now known as the Hillclimb Corridor. The Hillclimb Corridor is essentially a non-historic stairwell system that leads to a modern skybridge across Western Avenue and to the sidewalk level at Western Avenue. The Hillclimb Corridor is currently undergoing a major renovation and reconstruction project.

Flower Row continues to exhibit historic steel columns with ornate plaster and sheet metal capitals and is enclosed by an historic exterior wall at the south side that is a simple unfinished frame partition typical throughout the market - the upper half of which is multi-pane steel sash. The original pipe rail stairwell leading from the plaza area to the restrooms remains in place. The original south entry to the Leland Hotel is still accessed from Flower Row. A remnant of the original ornate iron vent shaft for the comfort station remains in place and is visible from Flower Row. Concrete structural supports under Flower Row that date to the 1910s and 1920s construction have been structurally reinforced and are visible from Western Avenue.

Cultural Data: During 1908, the city made a major investment in the public market area with the construction of a modern comfort station and outlook plaza at the foot of Pike Street along the south side of the Leland Hotel. This was the first public comfort station to be constructed by the City of Seattle; at the time the Department of Buildings planned to build additional stations at Pioneer Place Park and at Westlake Avenue and Virginia Street in anticipation of the Alaska-Yukon-Pacific Exposition. The comfort station was located below Pike Place; it was accessed via a stairwell adjacent to the Leland Hotel that also connected to a stairwell and walkway incline along the steep hillside down to Western Avenue. Due to the topography below

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Pike Place, the comfort station was designed to have direct access from Post Alley. Construction of the comfort station and the lookout plaza included additional regrading of the southern side of Pike Street and the construction of the steeply sloping portion of the street that connects to Post Alley, as well as the associated retaining walls and structural supports. The paved area above the comfort station provided an outlook plaza overlooking Elliott Bay and Puget Sound. The lookout plaza also included pipe handrails and a bridge walkway to the hotel entrance at the south side of the Leland Hotel.

The new comfort station and plaza were designed by the Seattle architectural firm of Josenhans & Allan; both partners had long-established practices in the city. The construction of the station cost \$12,000; it provided separate men's and women's restroom facilities – the men's entrance was via Post Alley. The facilities included terrazzo floors and an elaborate ventilation system with an iron vent shaft and Corinthian capital that also functioned as a seven-ball light fixture. The station had 32 fixtures and opened to the public on August 21, 1908. It provided free soap and towels and was open from 8 am until 8 pm (for women) and from 5 am to 9:30 pm for men. From the outset it operated with a set of rules regarding appropriate behavior and sanitary operations.

Given the challenging logistics of getting their produce to the Public Market, in 1912 farmers began to lobby for the construction of a new market hall to be built under Pike Place with a conveyor system linking the hall to the waterfront. This led to a failed ballot measure and renewed efforts to construct improved public arcades and pedestrian routes to the marketplace. Around this time, the City proceeded with the construction of a massive 560-foot long pedestrian footbridge that crossed over Western Avenue and Railroad Avenue. It provided a direct and less arduous connection between the Pike Place Public Market and the central waterfront. It was constructed immediately adjacent to the Leland Hotel (Main Market Building) and the plaza outlook at the foot of Pike Street, where some stairway systems and incline ramps already existed. The footbridge adjoined the market area one floor level below Pike Place and was inner-connected with the stair system for the comfort station. By this time, it appears that a series of ramps had also been constructed within the internal lower levels of the Leland Building in order to provide inclined access to the market stalls and shops at the Pike Place level.

In conjunction with the construction of the footbridge an open covered area was constructed at the south side of the Leland Building; this area became subsequently known as Flower Row. While built within the public right-of-way, this arcade area appears to have been constructed by the Public Market and Department Store Co under the direction of Frank Goodwin. It was distinguished by steel columns with ornate plaster and sheet metal capitals, a notable design feature that was first used within the adjacent Main Arcade and then introduced elsewhere in the market complex.

In 1914, Flower Row was extended when a six-story addition was added to west side of the Leland Building. In 1921 and 1922, controversy arose over the continued use of Pike Place for farm produce sales and the allocation of farm stall space. This open arcade along the south side of the Leland Building was expanded to the south and partially enclosed in order to accommodate 37 farm stalls (or day tables). For a period farmers were prohibited from selling flowers in the public market due to the number of retail florists; however this arcade became a flower specialty sales area and was used exclusively for flower vending until 1965.

In ca.1917 a free-standing marquee/canopy was constructed along the south side of the level portion of Pike Street; it extended westward and curved around the Outlook Plaza to connect with the Pike Street entrance to the Main Market (Leland and Fairley) building. The plaza area appears to have remained fairly open until at least the late 1930s. Gradually, the open plaza area between Flower Row and the Outlook Hotel/Outlook Market was entirely covered by a flat roof and an open front retail space was established. This may have occurred in the late 1930s in conjunction with the installation of the iconic Market Clock and "Public Market Center" neon sign.

The footbridge to the waterfront was partially destroyed in order to construct the Alaskan Way Viaduct in 1954. Flower Row including the historic comfort station and Hillclimb Corridor were part of the first phase of major rehabilitation work undertaken

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on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect. The rehabilitation work included the preservation of Flower Row as a day-stall area with stepped farm tables; however, this area was subsequently remodeled in order to accommodate small retail businesses selling from table areas and open counters. In 1986, the Market Foundation installed a bronze fund-raising piggybank under the Market Clock and within the former plaza area.

Common Name:	<u>Leland Building</u>	Site ID# 8
Historic Name:	Leland Hotel, Leland/Bakery Building	Built: 1902, 1911, 1914, 1922
Address:	1501 Pike Place [historic 84 Pike Street]	Status: Contributing
Legal Description:	A.A. Denny's 4 th /Block G/Lot 12(less vacated portion of Pike Pl)	
Original Owner:	Donnellan Barton	
Architect:	Not identified (1902), Frank Goodwin (1911,1914), George Bartholick (1977)	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: This historic three-story hotel building was first adapted for market purposes ca.1907 and was repeatedly expanded and altered during the historic period in order to meet public market needs. It is prominently located at the foot of Pike Street and interconnected to the Fairley Building to the north at the market/arcade level and all floor levels below. The upper levels of the hotel building that are visible from Pike Place include windows, window openings, cornices and pilaster ornament that date from the era of the initial 1907 remodel. The south elevation includes bay windows that were added as part of the 1977 rehabilitation project. The Pike Place elevation at the at the foot of Pike Street includes a distinctive Moderne style neon "Farmers Market" sign and entrance element that was constructed in the 1930s. The remainder of the Pike Place elevation (to the north) at this level is a series of one-story wooden structural bays that are infilled with utilitarian wall panels composed of multi-pane transom lights and horizontal board members. The bays are periodically punctuated by entry doors and recessed entry vestibules that provide direct access to table-stall areas and the Main Arcade. The west elevation, which extends seven-stories above Western Avenue, exhibits a wide variety of window openings and sash styles; most are traditional wooden multi-pane pivoting sash. Many of these windows appear to be original (or in-kind replacement sash members) that were installed when this portion of the building was constructed in 1914. The storefront level at Western Avenue includes two historic storefronts. A cantilevered bay was added at the fifth floor level as part of the 1977 rehabilitation project. The seventh floor level was added ca.1922. The illuminated Main Arcade runs along the east side of the building at the Pike Place level and extends through the Fairley Building to the north. This open shopping arcade has a varied ceiling height with adjacent retail spaces to the west. It includes permanent day-stall tables (a.k.a. low tables) that are simple wood construction with galvanized sheet metal tops and wooden gutters and wooden bag benches. The arcade is distinguished by decorative plaster columns with pressed metal and plaster capitals and ceiling trim painted off-white and green. The lower levels are accessed via wooden ramps and stairs with utilitarian handrails. The original hotel entrance at the south elevation still provides access to the upper floor levels. Retail interior spaces within the Main Arcade have open fronts; most of the irregularly shaped retail shops at the lower levels have traditional closed wooden storefronts and face on to a labyrinth of corridors and public spaces.

Cultural Data: By 1893, four one-story cabins were located on the steeply sloping site at the north side of the foot of Pike Street. Numerous cabins occupied other nearby areas of the hillside. Due to the steep bank, a series of wooden stairwells led

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down to West Street (Western Avenue). By the late-19th C, numerous other small, wood frame residential hotels and lodging houses were located in the vicinity along First Avenue and near Pike Street.

On September 15 1902, the City issued a building permit to construct a three-story, wood-frame lodging house on the site; it had a rectangular footprint and measured approx 60' x 75.' Estimated construction cost was \$8,000 and the plans were filed by Donnellan Barton. The building was formally oriented with its entrance toward Pike Street and as constructed the east elevation abutted the west alignment of right-of-way of the adjacent alley (Post Alley). The building was clad with rustic siding and included a modest wooden cornice along the front (south) elevation. The fenestration at the facade was somewhat irregular with double-hung windows set in groups of two at the east, center and west ends. Single-placed, double-hung windows were located at the east elevation and west elevations. An iron fire escape with additional access windows (indicating the end of a hallway) was located at the west end of the facade. The main recessed entry vestibule was located at the center of the ground floor with a "Hotel Leland" blade sign adjacent to it. Another "Hotel Leland" wall sign was located at the east elevation at the parapet level. A third projecting sign was located above the fire escape.

By July 1907, an angled 12' to 15' wide portion of east end of Leland Building had been removed. The building was altered in order to accommodate the regraded roadway at the foot of Pike Street and the newly graded route to Western Avenue, known as Pike Place. Pike Place was paved with boards and had an angled alignment running northwest from the foot of Pike Street. The altered Leland Hotel included a broad cornice installed above the new Pike Place facade. The altered building had a trapezoid footprint measuring approx. 60' x 60' x 72' and exhibited an asymmetrical placement of new double-hung windows in sets and single openings at the remodeled east elevation, which reflected the prior bay spacing and lodging room fenestration pattern.

In early September 1907, very shortly after the founding of the public farmers' street market on Pike Place, Frank and Ervin Goodwin of the Goodwin Real Estate Company acquired the Leland Hotel and the adjacent hillside lots to the north. They began plans to rapidly construct a one-story shed addition to the north of the hotel building in order to create a 76-stall market space available to farmers and other food merchants, with farmers given first priority as tenants. They also added several awnings to the storefront level of the Leland Building. By November 30, 1907 the addition to the north was complete and all of the stalls were rented.

In October 1910, Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) established a new real estate and development entity - the Public Market and Department Store Co. They assumed management of the Pike Place Market Building [Leland Hotel and the shed additions constructed in 1907] and the Outlook Hotel and Market constructed in 1908. They also announced plans to expand the Pike Place Market Building to the west and upward by several stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades where farm stalls could be constructed by the City.

The Public Market and Department Store Co. proceeded with the expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The Fairley Building was expanded westward to be flush with the then original west elevation of the Leland Hotel building. Two addition floor levels were constructed below the Pike Place level of the Leland Hotel building. Three additional floor levels were added below the Pike Place level of the Fairley Building. The additional floor area was primarily devoted to retail food merchants. The company also constructed an open arcade adjacent to the south side of the Leland Hotel in ca.1912 in conjunction with the construction of a footbridge over Western Avenue undertaken by the City. By late 1912, the Public Market and Department Store Co. had installed two prominent signs on the Leland Hotel building; a large roof-top "PUBLIC MARKET" sign that included a clock and an electrified "FRESH FOOD - MEET THE PRODUCER" sign along the facade of the building.

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In 1914, Public Market and Department Store Co. undertook a major expansion of the Main Market Building (the Leland Hotel and Fairley Building). The Fairley Building was expanded and the upper floor levels of the Leland Hotel were further remodeled. A six-story addition was constructed at the steep bluff to the west side of both buildings; it extended the floor plates out and downward to the edge of the Western Avenue right-of-way. It provided a significant amount of additional interior space – approximately 100 small shop spaces. A labyrinthine system of ramps, stairs and two elevators was built in order to connect the various levels. Farm tables and additional restrooms were added at a new lower mezzanine level where Frank Goodwin operated the company out of a small cavern-like office. Restaurants, a creamery, butcher shop and grain market were also housed in the addition, as well as a printing plant. The addition to the Leland Hotel was known as the Bakery Building, as it appears to have housed the Rotary Bakery, a commercial bakery business that was partially owned by Frank Goodwin. The lowest floor levels included modern refrigerator storage and storage areas for fruit and grains.

As part of this project, an ornate marquee with an electrified “Public Market” sign was constructed at the Pike Street entrance of the Main Market and Flower Row was expanded westward and partially enclosed. The covered walkway area adjacent to the building facades – the Main Arcade – appears to have been improved at this time with the introduction of steel columns with ornamental plaster and sheet metal capitals decorated with festoons of fruit and clusters of 75-watt light bulbs, as well as accent lighting along the arcade ceilings. These improvements along with the introduction of a continuous leg (long section) of farm tables adjacent and open to Pike Place – all within the public right-of-way – appear to have been made by the Pike Place Market and Department Store Co. on behalf of the City, based on the passage of a 1913 initiative. The company appears to have agreed to build permanent farmers’ stalls with wooden tables within the sidewalk area and to open the privately-owned arcade area for sidewalk purposes, essentially leasing the arcade to the City for free public use.

During the mid-1910s flower boxes began to be installed along the roof edges above the arcade areas of the Main Market (Leland and Fairley Buildings) on Pike Place. A very large billboard sign “City’s Public Market – Pike Place” was installed above the Leland Building in the 1920s. In 1939, several of the Main Market buildings were remodeled with plumbing and lighting improvements serving the farmers stalls. During this period, noted Seattle architect Andrew Willatsen designed a new Moderne “Farmers Market” sign that was constructed above the entrance to the Main Arcade at the foot of Pike Street in front of the Leland Hotel Building. Historically, the main Pike Place level of the building housed many famous long-time food specialty businesses including Brehm’s Delicatessen, the Rotary Bakery and the Rotary Grocery; the labyrinthine lower levels included Pete’s Italian Grocery (Delaurenti’s), the Liberty Malt Shop, Goodwill and rummage sale shops.

The Leland Hotel Building along with the Fairley Building became known as the Main Market Building. The Leland Hotel Building was also individually known as the Leland-Bakery Group. The Leland-Bakery group was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect. The Leland Hotel was rehabilitated to include 14 moderate-rate rental units.

Common Name:	Fairley Building	Site ID# 9
Historic Name:	Fairley Building/Main Market	Built: 1907, 1911, 1914, 1922
Address:	1509-1525 Pike Place	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block G/Lots 4-5-8-9(less vacated portion of Pike Place)</i>	
Original Owner:	Goodwin Real Estate Company	
Architect:	Frank Goodwin (1907, 1911, 1914), George Bartholick (1977)	

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Builder: Not identified
Style: Commercial Vernacular

Description: This building began as the first open shed built by the Goodwin's for public market purposes. It was historically adapted and repeatedly expanded and altered during the historic period in order to meet public market needs. It is prominently located at a central location on the west side of Pike Place and is interconnected to the Leland Hotel Building to the south at the main market/arcade level and all of the lower floor levels. Only the main market arcade level of the building is visible or accessible from Pike Place; however the building extends seven floor levels down along the east side of Western Avenue. The Pike Place elevation at the arcade level is a series of one-story wooden structural bays that are infilled with utilitarian wall panels composed of multi-pane transom lights and horizontal board members. This series of bays is periodically punctuated by entry doors and recessed entry vestibules that provide direct access to table-stall areas and the Main Arcade. The west elevation at Western Avenue exhibits a wide variety of window openings and sash styles; most are traditional wooden multi-pane pivoting sash. Many of these windows appear to be original (or in-kind replacement sash members) that were installed when these portions of the building were constructed in 1914 and 1922. The storefront level at Western Avenue includes several historic closed-front storefronts. The west elevation cantilevers over the sidewalk at the portion of the building added in 1922. A penthouse above a portion of the seventh floor level was added ca.1922. The illuminated Main Arcade runs along the east side of the building at the market level and extends through the Leland Building to the south. This open shopping arcade has a varied ceiling height from the adjacent retail spaces and restaurants situated to the west. It includes permanent day-stall tables (a.k.a. low tables) that are simple wood construction with galvanized sheet metal tops and wooden gutters and wooden bag benches. The arcade is distinguished by decorative plaster columns with pressed metal and plaster capitals and ceiling trim painted off-white and green. The lower levels are accessed via wooden ramps and stairs with utilitarian pipe-rail type handrails. Most of the retail interior spaces within the Main Arcade have open fronts; most of the irregularly shaped retail shops at the lower levels have traditional closed wooden storefronts and face on to a labyrinth of corridors and public spaces. At the center of the Main Arcade is a group of eight "high stalls" – historically known as the GG Stalls. These retail shops are open to the Main Arcade; they are partially enclosed by partitions and glazed wall panels along the Pike Place and completely enclosed by heavy canvas curtains when not in operation. Several of these stalls retain historic signage above the stalls and continue to use traditional fruit and vegetable display methods that use high wooden tables and boxes that surround the perimeter of the stalls.

Cultural Data: By 1893, a collection of at least a dozen one-story cabins were located on the steeply sloping hillside to the east of Post Alley. Numerous cabins occupied other nearby areas along the hillside. Due to the steep bank, a series of wooden stairwells led down to West Street (Western Avenue). By July 1907, a newly graded route to Western Avenue, known as Pike Place was constructed and paved with boards; it had an angled alignment running northwest from the foot of Pike Street to the intersection of Virginia Street and Western Avenue. In early September 1907 very shortly after the founding of the public farmers' street market on Pike Place, Frank and Ervin Goodwin of the Goodwin Real Estate Company acquired the Leland Hotel and the adjacent hillside lots to the north. They already owned other nearby real estate including a building on First Avenue where they operated a sugar import business. They began plans to rapidly construct a one-story shed addition to the north of the hotel building in order to create a 76-stall market space available to farmers and other food merchants, with farmers given first priority as tenants. Frank Goodwin, who was an eclectic engineer and entrepreneur, is said to have sketched the initial plan on an envelope. By November 30, 1907 the addition was complete and all of the stalls were rented. The building was only one-story, extended north approx. 60' and appears to have included an open shed structure that projected over the sidewalk and several feet into the street. Manning & Co. [1519 Pike Place] established ca.1908 was among the earliest tenants. [By the 1930s this restaurant and coffee shop had become a Pacific Coast wide chain operation with outlets from Bellingham, WA to San Diego, CA.]

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In October 1910, Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) established a new real estate and development entity - the Public Market and Department Store Co. They assumed management of the Pike Place Market Building [Leland Hotel and the shed additions constructed in 1907] and the Outlook Hotel and Market, constructed in 1908. They also announced plans to expand the Pike Place Market Building to the west and upward by several stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades where farm stalls could be constructed by the City.

The Public Market and Department Store Co. proceeded with the expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The building was named after D.B. Fairley, one of the company partners. The Fairley Building was expanded westward to be flush with the then west elevation of the Leland Hotel Building. Two addition floor levels were constructed below the Pike Place level of the Leland Hotel Building and three additional floor levels were added below the Pike Place level of the Fairley Building. The additional floor area was primarily devoted to retail food merchants.

In 1914, Public Market and Department Store Co. undertook a major expansion of the Main Market Building (the Leland Hotel and Fairley Building). The Fairley Building was expanded and the upper floor levels of the Leland Hotel were further remodeled. A six-story addition was constructed at the steep bluff to the west side of both buildings; it extended the floor plates out and downward to the edge of the Western Avenue right-of-way. It provided a significant amount of additional interior space - approximately 100 small shop spaces. A labyrinthine system of ramps, stairs and two elevators was built in order to connect the various levels. Additional restrooms were added at a new lower mezzanine level where Frank Goodwin operated the company out of a small cavern-like office. Restaurants, a creamery, butcher shop and grain market were also housed in the addition, as well as a printing plant. The lowest floor levels included modern refrigerator storage and storage areas for fruit and grains. Manning's Coffee Shop and St. Germain's Bread Bakery became major tenants and thirteen new farm tables were added at the lower mezzanine level.

The covered walkway area adjacent to the building facades - the Main Arcade - appears to have been improved with the introduction of steel columns with ornamental plaster and sheet metal capitals decorated with festoons of fruit and clusters of 75-watt incandescent light bulbs, as well as accent lighting along the arcade ceilings. These improvements along with the introduction of a continuous leg (long section) of farm tables adjacent and open to Pike Place - all within the public right-of-way - appear to have been made by the Pike Place Market and Department Store Co. on behalf of the City, based on the passage of a 1913 initiative. The company appears to have agreed to build permanent farmers' stalls with wooden tables within the sidewalk area and to open the privately-owned arcade area for sidewalk purposes, essentially leasing the arcade to the City for free public use. During the mid-1910s flower boxes began to be installed along the roof edges above the arcade areas of the Main Market (Leland and Fairley Buildings) on Pike Place.

In response to heated political issues over the continued use of Pike Place for the sale of farm produce, additional farm stalls were added in Flower Row and within the lower levels of the Main Market building in 1921-1922. Thus, for a period the City appears to have leased space from the Public Market and Department Store Co. in order to provide additional inside stall areas within the private market areas. Under a renewed lease agreement with the City, the Public Market and Department Store Co. exchanged the use of its private property (used as public sidewalks within the Main Arcade) for certain stall spaces - that had already been established as farmers' stalls and located within the original sidewalk space adjacent to Pike Place. Known as the GG stalls (possibly referring to "Green Grocers" or "Goodwin Group") these stalls were located along the east side of the central section of the Main Arcade within the Fairley Building. They were partially enclosed by partitions and glazed wall panels along

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the Pike Place side whereas the permanent farmer stalls (low-tables) were then still open to Pike Place. The creation of the GG Stalls caused tremendous controversy that continued for many years.

During this same period, a second six-story addition was made to west side of north end of Fairley Building. This addition connected the north end of the Fairley Building to the North Arcade, which was being improved as part of the construction of the large new Municipal Market Building on the west side of Western Avenue. An additional mezzanine floor level was also constructed above a portion of the top floor level of Fairley Building. In July 1922, a small, but very busy, branch public library was established within a lower level of the Fairley Building.

The Fairley Building was part of the second phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in December 1978 with George Bartholick as the project architect.

Common Name:	<u>North Arcade</u>	Site ID# 10
Historic Name:	Market House	Built: 1911, 1922-1924 & 1929
Address:	1901 Pike Place	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th portion of Block 38</i>	
Original Owner:	City of Seattle	
Architect:	George Bartholick (rehab 1977)	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: This is a prominently located partially-open shed structure with a gable roof that is situated between Western Avenue and Pike Place at the north end of the Market district. While the shed is one-story high at Pike Place; from Western Avenue it is above and part of a massive retaining wall that slopes southward in height and is several stories high above Western Avenue at its southernmost end. The shed building measures 375' x 25 feet; it is open along its entire length on Pike Place and is enclosed and cantilevered over the sidewalk area below at the Western Avenue elevation. The west elevation is interrupted by the Desimone Bridge (described below), which is located over Western Avenue at the foot of Stewart Street. The west elevation is punctuated by a continuous row of small awning-type windows (non-historic replacements) with single-light sash members. The south end of the building is basically connected to the Fairley Building through a knuckle addition - built between the two structures - that includes an historic open stairwell system at the Western Avenue elevation. The ornate historic stairwell appears to have been initially constructed when the retaining wall and open shed were built. The enclosed knuckle addition appears to have been added in the early-1920s when the original Market House (1910) shed structure was upgraded and improved to include inside "wet" farm stalls. The illuminated North Arcade runs the length of the building and is essentially an extension of the Main Arcade that runs through the Leland and Fairley Buildings to the south. This open shopping arcade has a varied ceiling height and includes permanent day-stall tables (a.k.a. low tables) on both sides of a 12' wide pedestrian walkway. The tables are simple wood construction; those on the "wet" (east) side include galvanized sheet metal tops and wooden gutters and wooden bag benches. The arcade is distinguished by decorative plaster columns with pressed metal and plaster capitals and ceiling trim painted off-white and green similar those in the Main Arcade and Flower Row. Along the Pike Place face of the open shed are painted steel support columns. Heavy canvas and vinyl curtains are used to enclose this wall during severe weather conditions. An iconic "Public Market Center" neon sign that is supported on a steel armature is located above the roof in line with the foot of Pine Street. Another historic neon sign in the shape of a salmon that advertised the "City Fish Market" is located above the roofline at the south end of the building. The north end of the building reveals the gable end of the open shed structure; concrete

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slabs that are used as overflow day stalls extend another several hundred feet along the retaining wall adjacent to it and almost to Virginia Street. At the Virginia Street intersection a recently constructed modern kiosk with neon signage and seating has been added.

Cultural Data: By 1910, the City began to finance the construction of covered areas (arcades) at sidewalk areas along Pike Place in order to provide shelter for customers and some stalls for farmers and to make Pike Place more open to pedestrian and vehicular traffic. In mid-November 1910, the City of Seattle Board of Public Works approved plans for the construction of an open shed structure to house "Pike Place Market Stalls" – this was the City's second major investment in permanent Public Market facilities after having constructed a comfort station at the foot of Pike Street in 1908. Simultaneously, the City was regrading West Street (Western Avenue) and constructing a massive retaining wall in order to support the grade change between Pike Place, Virginia Street and Western Avenue. On January 29, 1911, *The Seattle Post-Intelligencer* published a newspaper story "Massive Pike Place Retaining Wall Built to Provide Market Facilities" with photographs showing the construction progress. The construction of the North Arcade (also known historically as the *Market House*) - a 375' long open market shed – reportedly cost \$10,000 and occurred shortly after the completion of the Sanitary Market Building and in tandem with the expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The original Market House (North Arcade) was an open shed structure that provided covered "inside" farmers' stalls along the length of the west side of the shed, which was partially cantilevered over the sidewalk level at Western Avenue. These original 74 stalls were "dry" stalls where produce goods including eggs, poultry, fruit and nuts that did not require sprinkling were sold. Fresh produce that required water and greater wash down was generally sold along the east or "wet" side of the shed – at the curb and in the street. [The City provided tables of iron and sheet-metal construction to the farmers.] A covered pedestrian sidewalk – approximately 12' wide extended along the entire length of the east side of the interior of the shed. A drawing prepared by the City of Seattle - Department of Buildings [Ord. No. 25100] shows that the gable roof was supported by a row of 20 simple steel columns along the centerline of the shed, which had tile roofing and marble-chip/pebble concrete stucco cladding on the north, west and elevations. The south end of the building had a curved form in order to follow the retaining wall and the curve of the Western Avenue right-of-way. The south end of the shed building was separated from the north end of the Fairley Building by approximately 20 feet; within that area a stairwell connecting to the Market Masters office located below the sidewalk level and the Fairley Building. The *Baist's Real Estate Atlas* (1912) map identifies the buildings as "Market House" – a traditional term for municipal market halls. Historic photographs dated ca.1911, clearly show shoppers within the covered sidewalk area and farmers stalls (actually what appear to be uniform movable steel legged tables) located along the curbside and produce wagons and boxes scattered within the street on Pike Place.

In January 1918, *The Seattle Star* reported that the City would begin to sell fish. The Pike Place Market had played an important role in preventing excessive profiteering in food sales. In late 1917, serious problems arose due to a sudden rise in the cost of fish – with salmon prices rising to 25-cents a pound – and the State Fish Commission convinced the City to intervene. The City established the municipally-owned City Fish Market in two of the stall spaces at the south end of the Market House and prices dropped to seven-cents a pound within weeks. While the City did not remain in the fish business beyond 1919, the stall space has continued to be used for seafood sales; it is the oldest fish market in the Pike Place Market and is still known as the City Fish.

In response to complaints from commercial and industrial interests, who were concerned about the traffic flow between the waterfront and the commercial district, the City Council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. However, the Council was forced to amend that decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. The City Council did not want to bond the City for the construction of a new or modernized market place, so they instead entered into an agreement with the Pike Place Market and Department Store Co. on September 20, 1921. The agreement gave the company – among other things – the right to construct a large addition (the Municipal Market Building, now demolished) and to make certain changes to the

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established arrangement of farmers' stalls. Principal among these changes was the addition of 44 stalls at the south side of the Main Market/Leland Building that became known as Flower Row. In conjunction with the construction of the new Municipal Market the old Market House shed was altered and expanded in order to create 60 additional "inside" wet stalls within the North Arcade. In order to accommodate farm stalls on both sides of a central pedestrian passageway, the cantilevered west side of the shed was extended/cantilevered even further and steel-reinforced concrete supports were added below at the Western Avenue sidewalk. Simple steel support columns were added at the Pike Place side of the structure and the centerline steel columns were removed in order to create the central walkway. The additional space allowed for both a 'dry row' on the west side and a 'wet row' on the east (Pike Place) side; the arcade was constructed to match the Main Arcade in the Leland and Fairley buildings, as well as the new Flower Row arcade. By 1922, the North Arcade was directly connected to the Stewart Street Bridge (now known as the Desimone Bridge), which provided pedestrian and limited vehicular access to the new Municipal Market building on the west side of Western Avenue. A second and much smaller pedestrian-only bridge also existed historically - it was located immediately adjacent to the north end of the North Arcade building, crossed Western Avenue and connected to the Municipal Market. This pedestrian bridge (built 1924) was the *original* Desimone Bridge, named in honor of Joe Desimone. The latter bridge was removed during the Pike Place Project rehabilitation work and was not replaced.

Despite the 1920s era changes to the Market House/North Arcade and the additional stall space housed in the Municipal Market building, controversy over farm stall space continued. Given the number of farmers selling in the public market during this era, these problems were primarily due to on-going dismay over the loss of 1500 sq. ft. of farm stall space within the Main Arcade that had been taken over by the GG stalls. Ultimately, the Pike Place Public Markets, Inc. built additional slabs and a covered shed at the north end of the North Arcade (ca.1929) and created more 'wet stalls' in Economy Row. The covered shed was removed sometime in the 1950s. Also in the late 1920s, two dramatic neon signs including the very prominent "PUBLIC MARKET" sign were installed at the foot of Pine Street on the roof of the North Arcade.

The North Arcade was part of the first phase of major rehabilitation work undertaken on the former Pike Place Public Markets, Inc - owned properties as part of the Pike Place Project. The rehabilitation project was completed by the PDA in May 1977 with George Bartholick as the project architect.

Common Name:	<u>Desimone Bridge</u>	Site ID# 11
Historic Name:	Stewart St. - Municipal Market Bridge	Built: 1921-22, 1962, 1985
Address:	No address/located at foot of Stewart Street of Western Avenue	Status: Contributing
Original Owner:	City of Seattle	
Architect:	Unknown, James Cutler (1985)	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: This open market hall is interconnected to the North Arcade and projects westward over Western Avenue, a 66' wide thoroughfare running directly below it. The footprint of the hall is essentially a parallelogram as its north and south walls angle to the northwest from the west elevation of the north arcade. It is approximately 66' x 84' and is covered by a low sloping gable roof w/ the gable end oriented to the west. An open weathered-wood stairwell provides access and egress from the west end of the hall to the sidewalk level and a parking lot at the west side of Western Avenue. The hall is supported by large steel reinforced concrete girders and columns that are very visible from the street level. The exterior is clad with painted concrete stucco with a fenestration pattern matching that of the adjacent North Arcade. The west elevation included a large expanse of

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metal (aluminum) windows in an industrial sash (multi-pane) configuration. The interior is dominated by permanent day-stall tables (a.k.a. low tables) at both the north and south sides of the hall and a u-shaped section of tables at the center of the hall. The tables are simple wood construction, which include galvanized sheet metal tops.

Cultural Data: In response to complaints from commercial and industrial interests, who were concerned about the traffic flow between the waterfront and the commercial district, the City Council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. However, the Council was forced to amend that decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. The City Council did not want to bond the City for the construction of a new or modernized market place, so they instead entered into an agreement with the Pike Place Market and Department Store Co. on September 20, 1921. The agreement gave the company – among other things – the right to construct an addition to the Market known as the Municipal Market Building. As early as the fall of 1919, the company had proposed (and developed preliminary plans for) the construction of a bridge from Stewart Street to a new market hall that would connect to the North Arcade and extend over and along the west side of Western Avenue. By late 1921, construction of a wooden truss bridge over Western Avenue was underway. By mid-1922 the entire new complex with shops and farm stalls at the Pike Place level (on the bridge and within the new market hall) and a parking garage (auto park) accessible from Western Avenue level was open to the public.

Like the Municipal Market building, the original bridge portion had a crenellated roofline and was clad with concrete stucco. A series of windows ran along the south wall. Farmers' stalls ['dry' table] extended in a continuous row into the bridge area from the North Arcade; an entire section along the south side of the bridge was specifically devoted to meat market stalls and modern refrigeration units were situated close by. The bridge area also housed men's and women's restrooms and storage rooms. By 1941, some overflow farm stalls remained within the Municipal Market building; however, much of the space had been taken over by "stores." A second much smaller pedestrian-only bridge also existed historically – it was located immediately adjacent to the north end of the North Arcade building, crossed Western Avenue and connected to the northern end of the Municipal Market building. This pedestrian bridge (built 1924) was the *original* Desimone Bridge, named in honor of Joe Desimone. [It was removed during the Pike Place Project rehabilitation work and was not replaced.]

In early November of 1961, the Municipal Market Building and the bridge connecting it to the North Arcade were seriously damaged by fire. The upper floor area of the Municipal Market building and the market hall on the bridge appear to have been entirely gutted by the fire. The original Desimone Bridge and the crenellated façade along Western Avenue survived the fire. The storefronts on Western Avenue and the lower parking area appear to have been repaired and continued to be used until the Pike Place Project work began. By 1963, the remaining bridge structure had been partially reconstructed with concrete girders and columns and functioned as an open plaza parking area. The remaining portion of the Municipal Market building was demolished as part of the Pike Place Project as it was heavily altered and deteriorated and was located outside the locally designated historic district. However, it was decided to retain and reuse the open bridge portion of the complex. Initially, after rehabilitation the area functioned as an open day-stall market area specifically reserved for use by craftspeople. Movable canvas-covered stalls were designed to provide shelter for the day-stall tenants; however this system proved to be entirely insufficient given the various weather conditions. In 1984, James Cutler was hired to design an enclosed market hall above the remaining bridge structure. The design closely matched the character of the adjacent North Arcade and is similar in design to the original Stewart Street/Municipal Market Bridge. When it was determined that the original small pedestrian bridge could not be reinstalled or restored; this bridge area was renamed in honor of Joe Desimone.

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Common Name:	Pike & Virginia Building	Site ID# 12
Historic Name:	Market Parking Service Lot	Built: 1978
Address:	87 Virginia Street	Status: Non-Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 1</i>	
Original Owner:	Winlock Miller (1928)	
Architect:	Olson/Walker (1978)	

Cultural Data: Former site of surface parking lot and Signal gasoline station (single freestanding pump) established ca.1928. Previous to this use, a two-story wood-frame building constructed sometime prior to 1893 housed as glove factory and rooming house on this site.

Common Name:	Champion Building	Site ID# 13
Historic Name:	Rex Land Company Garage	Built: 1927-28
Address:	1926 Pike Place	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 4</i>	
Original Owner:	Rex Land Company	
Architect:	Charles Haynes	
Builder:	not identified	
Style:	Commercial Style/Commercial Vernacular	

Description: This three-story former garage, wholesale warehouse and store building is formally oriented toward Pike Place Avenue but includes historic and current primary entrances at the Post Alley elevation. It measures 60' x 120' and has a reinforced concrete structural system with a concrete foundation and no basement level. The roof and floor plates are reinforced concrete. The exterior is finished with concrete stucco. It exhibits a utilitarian two-part commercial block façade composition with four structural bays at the façade. The upper two floor levels are dominated by windows in each bay. The original windows were industrial steel sash with central pivoting members; the current windows are a modern metal product with a fixed central panel flanked by three-part sash members. The building is capped by a slightly stepped parapet and the second floor level windows are framed by decorative engaged (painted sheet metal) colonettes and horizontal moldings. The north elevation abuts the Pike and Virginia Building; historically it included a large painted wall sign promoting Signal Gasoline and a smaller Shell Oil sign. The south elevation is common with the Soames Building. The storefront level includes two reconstructed traditional retail shopfronts and a small recessed entry bay leading to the upper floor levels. A tradition (original or reconstructed) suspended metal canopy extends along the entire width of the building at the storefront level. Two retail shops are located at the building base. The upper floor levels are currently used for office and commercial purposes. Roof top parking is accessible from Post Alley.

Cultural Data: This site appears to have remained vacant parcel until late in the nineteenth century. By 1904, it was occupied by a two-story, wood-frame sheet metal workshop and there was a small paint storage shed located at Post Alley. In 1927-1928 permit records indicate that Charles Haynes designed the subject building for the Rex Land Company, which was initially constructed to serve as a parking garage (and cab company). Charles Haynes established a Seattle architectural office. Haynes

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and Cantin, in 1907. He remained in practice in Seattle and Aberdeen, with various partners, until his death in 1940. Butterworth Mortuary (300 E. Pike St., 1922) is his most well-known Seattle design; however, he is credited with the design of numerous distinctive revival style houses, commercial buildings and apartment buildings in both cities. Other notable Seattle commissions included the Tyson Oldsmobile Co. showroom (901-911 E. Pike St., 1912) and the Kappa Sigma Fraternity (5004 17th Ave NE, 1914). The building is said to have been constructed with imported Swedish cement. It is unclear how long the Rex Land Co. retained ownership of the building; it appears to have been little altered by 1937 when it was acquired by H.F. & C.L. Hansen. C.L. Hansen appears to have been the proprietor of Chet Hansen Inc., a wholesale veal, beef, pork, mutton, and poultry dealer may have occupied the building prior to the purchase. By 1937, the Plymouth Poultry Co., a wholesale poultry dealer appears to have occupied an upper floor level space at Post Alley as a company sign was located nearby on the north elevation of the building. The 1937 tax records indicate that the building housed three large refrigerator boxes measuring 30'x60'x10 ft. A concrete ramp appears to have been located at the northernmost bay of the façade to allow vehicular access up to the second floor level. There was at least one retail shop within the south bay and the north wall included painted wall signage for the Signal Gasoline outlet located in the adjacent parking lot. The Wenatchee Packing Co. began to lease space in the building in 1947 and the Dollar Cab Co. appears to have operated a parking garage and cab service in the building by ca.1950. The garage operation was on the second floor and had a capacity of 60 cars. The building was acquired by Robert W. Champion in ca.1950; he relocated his business (Champion Display Co.) from 90 Stewart Street and thereafter the upper floors of the building housed Champion's Display Material Company for over 40 years. The Champion family retained ownership of the building during the urban renewal era and undertook a rehabilitation project that was completed in August 1976.

Common Name:	Soames Building (Soames-Dunn Building)	Site ID# 14
Historic Name:	Soames Paper Co. Building, Bain Block	Built: 1922
Address:	1918 Pike Place (also 1920 & 1922 Pike Place)	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 5</i>	
Original Owner:	Marie E. Bain	
Architect:	Warren H. Milner & Co. (1922) Arne Bystrom (1976)	
Builder:	Great Northern Construction Co.	
Style:	Commercial Style/Commercial Vernacular	

Description: This two-story store and loft building is oriented toward Pike Place but includes historic and current primary entrances from Post Alley. It measures 60' x 90' has a reinforced concrete structural system with a concrete foundation and a basement level. The façade is finished with concrete stucco; sidewall and alley elevations clay tile and brick. It exhibits a utilitarian two-part commercial block façade composition with three structural bays at the façade. The upper floor level is dominated by a band of windows in each bay. The original windows were wooden sash in sets of three large two-lite panels, each surmounted by a narrow 4-lite transom panel. The current windows are a modern wooden product with a similar fixed central panel with the four-lite transom members but they include a lower operating four-lite panel. The building is capped by a Galvanized iron or sheet metal cornice and the second floor level windows are accentuated by 6" diamond and square pattern inset tiles. The north elevation abuts the Champion Building and south elevation is common with the Dunn Building. The storefront level includes three original and/or partially reconstructed retail shopfronts with traditional large display windows and wooden bulkheads and a small recessed entry bay leading to the upper floor level. The storefront level includes original multi-lite transom panels. A tradition (original or reconstructed) suspended metal canopy extends along the entire width of the building at the storefront level. Three narrow storefront retail areas are located at the building base; however, the principal entrance to the building is via an entry vestibule (within the adjacent northernmost bay of the Dunn Building) that is shared in common with that

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building. The lower floor level houses multiple interior retail shops and restaurants, the upper floor levels is used for office and commercial purposes houses a restaurant that is accessed via Post Alley. There is a common stairwell (at the rear of the Dunn Building) that provides access up to Post Alley.

Cultural Data: This site appears to have remained undeveloped until ca.1901 when the Allison Boarding Stable, a two-story wood-frame building with wagons storage on first floor and stables above was constructed. The drawings for this "Store building" - dated 7/11/22 - were prepared by Warren H. Milner & Co. for the Great Northern Construction Co. Tax Records indicate that the property was purchased by Marie E Bain on 6/20/22; thus she appears to have been the original owner. The tax record photograph (11/2/37 clearly shows the central name plaque below the parapet, which states "Bain Block." The 1937 tax card photograph shows that a furniture store occupied the upper floor level and that The Pork House Inc. - a smoke house and sausage factory that specialized in cured and smoked hams and bacon - was located at the storefront level. These records and insurance maps also note the presence of an 18'x 20' x 20' smoke house at the eastern end of the southernmost bay. Permit and historic records indicate that the building may have housed several Japanese tenants and merchants. There is a much published historic photograph used to illustrate the impact of the 1942 evacuation of Japanese Americans on the Pike Place Market; it shows the gated storefront at 1922 Pike Place with the blade sign for "G. Oishi Co. - Wholesale Produce" and the newly posted "For Rent" sign. The Bain family appears to have retained ownership of the building until 1944; tax records show that it was purchased by W.R. Soames et al (Willard R. Soames) on 7-28-44. W.R. Soames had initially come to the market to sell chickens in a 'dry row' for his father before World War I and then helped establish (and became the spokesman for) the Associated Farmers of the Pike Place Market during the long-fought controversy over the 'GG' Stalls in the 1920s. By 1940, the Soames Paper Co. - a paper wholesale house had taken over the second floor level of the building - primarily dealing in the paper bags used by merchants and farmers.

The building was originally designed by Seattle architect Warren H. Milner; however, very limited biographical information has been found about him or his career in Seattle or elsewhere. Milner is known to have practiced in partnership with Edwin J. Ivey (Milner & Ivey) ca. 1911 and to have designed the nearby St. Regis Hotel (Archibald Hotel, 1909) at 116 Stewart Street. The Soames-Dunn project was the first major commercial rehabilitation project undertaken by the PDA as part of the Pike Place Project. The two individual buildings were adjoined and a common central entryway, passage to interior shops and an outdoor seating area with a stairway up to Post Alley were created. The project was completed in September 1976 based on a design work overseen by Seattle architect Arne Bystrom.

Common Name:	<u>Dunn Building (Soames-Dunn Building)</u>	Site ID# 15
Historic Name:	J.W. Dunn Seed Co. Building	Built: 1918
Address:	1912 Pike Place (also 1914 & 1916)	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 8</i>	
Original Owner:	Albert B. Kineth & J.W. Stockand	
Architect:	Owner (1918) Arne Bystrom (1976)	
Builder:	Mowat & Hannon (A.F. Mowat)	
Style:	Commercial Style/Commercial Vernacular	

Description: This one -story store building is oriented toward Pike Place but includes a rear entrance with access to/from Post Alley. It measures 60' x 86' has a reinforced concrete structural system with a concrete foundation and a basement level. The façade is finished with painted brick veneer. It exhibits a utilitarian one-part commercial block façade composition with three

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structural bays at the façade. The building is capped by brick parapet with a plain metal coping. The north elevation abuts the Soames Building and south elevation is common with the Stewart House. The storefront level includes two original and/or partially reconstructed retail shopfronts with traditional large display windows and wooden bulkheads. The storefront level includes three original multi-lite transom panels. Three long narrow retail shops were originally located within the building; however, the principal entrance to the building is via an entry vestibule within the northernmost bay of the Dunn Building; it is shared in common with the adjacent Soames Building. A tradition (original or reconstructed) suspended metal canopy extends along the entire width of the building at the storefront level. The lower floor level houses two storefront shops and multiple interior retail shops and cafes, the roof level is partially used as an outdoor dining/deck area for a restaurant that is otherwise housed within the Soames Building. There is a common stairwell and public seating area at the rear of the Dunn Building that provides access up to Post Alley.

Cultural Data: This parcel appears to have remained undeveloped (and was used for agricultural purposes) until the construction of the subject building. Julia A. Stockand gained joint ownership with Albert B Kineth of the property on 4-13-17. A construction permit was issued on 9-30-1918 to "Build Store Bldg to be checked for a 4 story bldg. Upper stories for rooming or apartment house" indicating that the intension was to add an additional three stories to the subject store building at a later date. The permit indicates that the cost of construction was \$10, 000.00 and that the work was undertaken by Mowat & Hannon. The building owners - Stockand & Kineth were identified as the architects. [Julia A (Kineth) Stockand was the wife of Jas. A. Stockand, an inspector for the City Engineering Dept. Albert B. Kineth appears to have been her brother, a general merchandise shopkeeper living in Coupeville, WA.] After its construction the C.B. Strong Co. - an established wholesale seed supplier to farmers relocated to the new building from the Silver Oakum Building after the company lost its lease; the seed company was reportedly a part owner of the subject building. J.W. Dunn had been employed there after having initially managed a brewery in Spokane, a career that ended due to prohibition. When Mr. Strong died -sometime prior to 1924 - the name of the seed company was changed to J.W. Dunn Seed Co. The building became well known by that name and appears to have continued to be used for seed warehouse purposes (with a fertilizer facility in the basement) until the late 1950s. Permit and city directory records indicate that during the 1920s and 1930s the building may have housed Japanese tenants and wholesale produce merchants including the Liberty Fruit & Produce Company. The building may have remained in joint ownership of members of the Kineth family until ca.1972. A.F. Mowat, one of the individuals identified as the contractor on the original building permit, is known to have constructed The Flemington - a mixed use, five -story apartment/ commercial building (200-204 Broadway) in 1924. The anticipated additional three stories of apartments were never added to the subject building.

The Soames-Dunn project was the first major commercial rehabilitation project undertaken by the PDA as part of the Pike Place Project. The two individual buildings were adjoined and a common central entryway, passage to interior shops and an outdoor seating area with a stairway up to Post Alley were created. The project was completed in September 1976 based on a design work overseen by Seattle architect Arne Bystrom. The small storefront at the south end of the building became the new location for Starbucks Coffee, an innovative small start-up business that specialized in the sale of whole bean coffee; they relocated from a storefront location within the urban renewal area that was slated for demolition.

Common Name: Stewart House
Address: 82 Stewart Street (1900-1910 Pike Place)

Site ID# 16
Built: 1982

Status: Non-Contributing

Legal Description: A.A. Denny's 6th/Block 37/Lots 9&12 wly half
Architect: Ibsen Nelson & Associates (1982)

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Cultural Data: Former site of a one-story brick concrete store building constructed in 1911. This was the site of Market Rendezvous lunch counter and where the original Sur la Table store was located. This is a modern 47-unit, low-income apartment house with retail shops located at Pike Place; it was constructed in tandem with the rehabilitation of the adjacent historic Stewart House at 86 Stewart Street.

Common Name:	Stewart House (Stewart Hotel)	Site ID# 17
Historic Name:	Stewart Hotel	Built: 1902
Address:	86 Stewart Street	Status: Contributing

Legal Description:	<i>A.A. Denny's 6th/Block 12/Lots 9 & 12, east half</i>
Original Owner:	George & Harriet Bremer
Architect:	Ibsen Nelson & Associates (1982)
Builder:	Not identified
Style:	Commercial Vernacular

Description: This former lodging house/hotel building is now a component of the Stewart House, a mixed-use commercial and low-income housing complex. This is the remaining 1902 portion of a lodging house constructed in two phases in 1902 and 1903. This two-story building is oriented toward Stewart Street with its primary historic recessed entrance vestibule at the east end of the first floor level facade. It is a wood-frame structure that measures 30' x 118' and has a reinforced concrete foundation and a basement level. The exterior is finished rustic horizontal siding. It exhibits a utilitarian one-part commercial block facade composition; windows are double-hung wooden (some include 2 o/ 2 sash), set in groups of three at the center of the first and second floor levels of the facade. The building is capped by a simple wood cornice at the facade only. The two-story east elevation abuts Post Alley and has a simple fenestration pattern of double-hung windows (primarily 2 o/2 sash) set in individual openings. The west elevation has a similar pattern although it is three stories in height due to the sloping site; it is partially enclosed by the adjacent modern brick wing but mostly exposed and oriented to a large private courtyard along this elevation. The north elevation is very utilitarian; it is clad with rustic horizontal siding and there is a central recessed balcony at the upper two floor levels and a single window at the lower level.

Cultural Data: By 1893 four, one-story cabins were located on the steeply sloping site at the north side of the foot of Pike Street. Numerous cabins occupied other nearby areas of the hillside. Due to the steep bank, a series of wooden stairwells led down to West Street (Western Avenue). By the late-19th C, numerous other small, wood frame residential hotels and lodging houses were located in the vicinity along First Avenue and near Pike Street. A small 1-1/2 story dwelling was located at north side of this site and there were several small "cabins" located to the west and along the south side of Stewart Street.

On July 8, 1902, only a short while before the nearby Leland Hotel was permitted, the City issued a building permit (#15095) to construct a two-story, wood-frame lodging house on the site. It had a rectangular footprint measuring approx. 30'x 120' and due to the westward sloping hillside included a daylight basement level. Estimated construction cost was \$6,000 and the plans were filed by George and Harriet Bremer. [The 1902 *Polk's Seattle City Directory* identified George Bremer as the proprietor of the nearby Bremer House at 86 Virginia St.] The building was formally oriented to the south with its entrance toward Stewart Street and as constructed the east elevation abutted the right-of-way of the adjacent alley (Post Alley). The building was clad with rustic siding and included a modest wooden cornice along the front. The fenestration at the facade was uniform with double-hung wooden windows set in groups of three at the center of the first and the second floor levels. The main recessed entry vestibule was located at the east side of the first floor, adjacent to Post Alley. On March 12 1903, a second building permit (#19130) was issued to George and Hattie Bremer for the construction of a two-story, wood-frame "apartment" house measuring 26' x 120' to

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be constructed to the west side and downhill from the of earlier building. The cost for the construction of this addition was estimated to be \$4,000. Both buildings are clearly delineated as "lodgings" on the *Sanborn Insurance Map* (1904) and the complex was listed in *Polk's Seattle City Directory* (1904) under "Hotels & Lodging Houses" as the Stewart House. The Stewart House is also evident in a much-published photograph of the Pike Place street market taken in the late summer of 1907. This photograph shows the original west elevation of the 1902 building as well as a blade sign that was located at the west side of the entry vestibule. It also shows that the grade of Stewart Street was somewhat steeper allowing for an entrance to the basement level of the 1902 building and the first floor level of the 1903 addition. The two buildings were detached and separated by a 6' wide lightwell. The Stewart House (a.k.a. Stewart Hotel) provided 107 rooms; it had nine toilets, three tubs and 51 basins. The lodging house is shown in 1937 tax records and the *Sanborn Insurance Map* (1950) as essentially unchanged from its appearance in 1907 with the exception that the steep street grade had been adjusted and the front portion of the 6' wide lightwell between the buildings had been infilled to internally connect the buildings. It operated as a workingman's hotel until 1977 when it closed due to housing code issues.

The original 1902 portion of the Stewart House was preserved and rehabilitated as part of the construction of the adjacent modern 47-unit, low-income apartment house – the entire complex is now know as the Stewart House. The preservation and retention of this historic portion of the Stewart House became a controversy during the Pike Place Project. The 1974 urban renewal plan as adopted by City Council identified several existing buildings (approx. twelve) within the district boundaries for potential rehabilitation *or* replacement. As the plan was refined all of the buildings at the NE corner of Pike Place and Stewart Street (as were all of the buildings at the south side of Stewart Street between Pike Place and First Avenue) were slated for removal, including the entire Stewart House, constructed 1902-1903. The Friends of the Market mounted a campaign to lobby City Council to review the plan and insist that rehabilitation be given priority. Victor Steinbrueck argued that the Stewart House existed prior to the founding of the Market and despite its modest design was historically significant. The lobbying effort was successful and ultimately only six historic buildings were replaced with new construction. The plan was refined to retain and rehabilitate the 1902 portion of the Stewart House and integrate it into the design of an adjacent modern housing complex. The rehabilitation project, which involved extensive reconstruction, created 41 SRO (single room occupancy) units and was completed in August 1982. The design work was overseen by Seattle architect Ibsen Nelson, who also designed the new portion of the complex and the nearby Inn at the Market (1985).

Common Name:	<u>Beecher's Cheese / Old Seattle Garden Center</u>	Site ID# 18
Historic Name:	H.B. Wagner Building, Kalem Block Gill's Garden Center, Seattle Garden Center	Built: 1907-08, 1910, 1980
Address:	1600-06 Pike Place	Status: Contributing
Legal Description:	A.A. Denny's 6 th /Block 28/Lot 12	
Original Owner:	H.B. Wagner (1907-08) Olaf Hanson (1910)	
Architect:	W.C. Geary (1907-08) Arne Bystrom (1980)	
Builder:	Not identified	
Style:	Commercial Vernacular/Moderne	

Description: This is an unusual trapezoidal shaped commercial building measuring approx. 83'x90'x54'x70' – the unusual footprint is due to the grading and alignment of Pike Place, which runs at an northwesterly angle between Pike Street and Virginia St. and due to the alignment of Stewart Street, which runs at an northeasterly angle to Pine Street. Pine Street runs east-west and is perpendicular to Post Alley, which runs along the east side of the building. It is a wood frame and brick masonry

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structure with a concrete foundation; the building form is broken into two distinct parts running parallel with Pike Place each with a flat roof. The taller (eastern) portion steps uphill from the lower portion adjacent to Pike Place and has a basement level below it. The historic lower portion exhibits a one-story, one-part commercial façade composition that is capped by scalloped ornament at the parapet; the Pike Place elevation is dominated by closed-front (with wooden bulkheads) and open-front (using overhead garage doors) traditional retail storefronts that partially wrap around the north side and most of the south side of the building. A traditional metal canopy extends along the entire length of this elevation and angles back to wrap around the corners, stepping further up a portion of the Pine Street elevation. This portion of the building is entirely clad with concrete stucco; the north and south corners include decorative fluted/slightly flared pilasters that are incised into the concrete. The uphill portion of the building includes the original one-story building form with intact one-part commercial façades oriented to each of the side streets at Stewart Street (north side) and Pine Street (south side). The historic closed-front traditional storefronts exhibit fixed display windows, concrete bulkheads and panels of multi-pane transom lites located above the canopy. The entire second floor level, which is set back from the original storefronts is an addition constructed as part of the rehabilitation project. The rooflines of both the original first floor section and the stepped back second floor section are capped by scalloped ornament at the parapets. The east elevation at Post Alley exhibits non-historic fenestration in character with the upper floor level addition.

Cultural Data: In 1904, three 'dilapidated' small vacant cabins still stood clustered along the west side of Post Alley on this site. A long wooden stairway extended down the steep hillside at Pine Street between Post Alley and Western Avenue as Pike Place had not been vacated or paved with planking. Reportedly, the original portion of this building was constructed for H.B. Wagner in 1907-08 and was designed by W.C. Geary; however the 1908 *Baist's Real Estate Atlas* map indicates that the site remained vacant. Tax records indicate that the property was purchased by Olaf Hanson on 5-10-1910; it is not known whether this individual was Olaf Hanson, a well-known Seattle architect by the same name. The design of the original building - with its stepped form and multiple open and closed storefronts - is evident in a 1912 photograph with 'wet' row farmers in the foreground. The design was very cohesive such that a skilled architect may have been involved. In September 1910, John Kalem (or Kalen) identified himself as the owner on what appears to be a minor remodeling permit. This appears to be the same John Kalem, a Norwegian immigrant who was residing in Skagway, Alaska in 1900 and residing in Seattle in 1910 working as a real estate broker. By 1912, the building was known as Kalem Block. It is unclear what the actual ownership interests may have been for any of these individuals or for how long. However, by 1917 John Kalem was listed as a poultry dealer with a shop on Pike Place in this building. The building is believed to have housed an egg market early in its history.

The *Polk's Seattle City Directory* (1908) identifies several businesses at addresses associated with this building, including: J.G. Baeschlin & Co. - dealers in butter, eggs and cheese; Marks & Berman - a confectionery and fruit business; W.G. Norton - a retail grocer; and Joseph J. Appel - operating a meat market. The 1912 photograph clearly shows a series of open storefronts with large multi-pane transom panels; one of storefronts on Pike Place had a large projecting awning and there was a small awning at a storefront on Pine Street. A variety of small signs were attached to the building indicating several tenants. The only readable sign is for Market Storage Co. - located in the upper section of the building on Pine Street; this may have been a wholesale paper bag supplier and a storage facility used by market farmers. By 1917, a Japanese-operated restaurant (K. Iwasa, proprietor) was located in the storefront at 84 Pine Street. In the 1920s, the Market Paper Storage Co. a wholesale paper bag business with Japanese proprietors and managers was located in storefronts along Pike Place. By 1934, the building had been slightly remodeled and modernized. The open storefronts had enclosed to include tradition display windows and wooden bulkheads. The wraparound metal canopy had been added to the lower section of the building creating sets of multi-pane transom lights above the canopy. The distinctive scalloped ornament at the parapets of both sections of the building had also been added. By 1934, the lower section of the building primarily housed the Family Shoe Market and large business signs covered much of the exterior. In 1945, the Gill Brothers Seed Company took over the former shoe store space and established the Seattle Garden Center, which was an institution in the Market for five decades. In 1945, the St. Vincent de Paul established a used-clothing and

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rummage store in the upper section of the building – it was one of nine such shops that continued in operate in the Market until the 1970s.

The preservation and retention of this building became a controversy during the Pike Place Project. The 1974 urban renewal plan as adopted by City Council identified several existing buildings (approx. twelve) within the district boundaries for potential rehabilitation or replacement. As the plan was refined all of the buildings at the NE corner of Pike Place and Stewart Street and all of the buildings at the south side of Stewart Street between Pike Place and First Avenue were slated for removal. The Friends of the Market mounted a campaign to lobby City Council to review the plan and insist that rehabilitation be given priority. Victor Steinbrueck argued that this building was one of the oldest in the market area and the Garden Center and St. Vincent de Paul uses were historically significant. The lobbying effort was successful and ultimately only six historic buildings were replaced with new construction. The plan was refined to retain this building and adapt it to some new uses. The property was acquired by three separate owners who converted the building into condominium ownerships. The rehabilitation project, which involved adding an additional floor level to the upper section, was completed in August 1980. The design work was overseen by Seattle architect Arne Bystrom, who established his offices in the new upper portion of the eastern section of the building. The old lower portion of the eastern section of the building became the new location for Sur la Table, a small start-up business that specialized in the sale of imported French cookware and other housewares.

Common Name:	87 Pine Street	Site ID# 19
Historic Name:	Silver Oakum Building, Hotel Lotus Market Apartments, Market Hotel	Built: 1909-1910
Address:	87 Pine Street	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block G/easterly portion Lot 1</i>	
Original Owner:	Not identified	
Architect:	Thompson & Thompson (1909) Fred Bassetti & Company (1977)	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: This former workingman's hotel building is now a seven-unit, moderate-rate apartment building with traditional retail storefronts along the Pike Place. It is a three-story masonry building oriented toward Pike Street, Pine Street and Post Alley with its primary residential entry at the Post Alley elevation, which is lower in height due to the westward sloping site. It has an irregular trapezoidal footprint due to the angled alignment of Pike Place measuring approx. 50' x 60' x 32' x 63' and has a reinforced concrete foundation and a basement level. The exterior is clad with common brick. It exhibits a utilitarian two-part commercial block façade composition; windows are double-hung wooden sash set in individual openings with simple brick voussoirs. Some openings were altered in order to adapt the building to apartments with bathrooms. The building is capped by a simple corbelled brick cornice that includes a distinctive central raised parapet at both the north and west elevations, each of the steps is inscribed with "Silver Oakum Bldg 1910." The Pike Place elevation is dominated by closed-front (with wooden bulkheads) and open-front (using overhead garage doors) traditional retail storefronts; the northernmost storefront partially wraps around the north side of the building. A 10'-wide metal canopy extends along the entire length of this elevation; it is supported by steel posts on concrete piers, similar to the original wooden canopy that was supported on square timber posts. [In addition to the wooden canopy – a collection of canvas awnings were historically used above open storefronts at the north side of the building.] The two and one-half story east elevation abuts Post Alley and has an irregular fenestration pattern of double-hung windows (some w/ segmental arched openings) and includes a metal clad polygonal bay window and a segmental arched recessed

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entry vestibule leading to the upper floor levels. The north elevation abuts the two-story Triangle Building with a plain brick wall visible above the adjacent roofline.

Cultural Data: By 1893, five small one-story cabins were located on the steeply sloping site along the south side of Pine Street. Numerous small cabins occupied other nearby areas of the hillside and Post Alley had not been vacated. By 1904, four cabins still stood clustered on the parcel and a long wooden stairway extended down the steep grade of Pine Street between Post Alley and Western Avenue, as Pike Place had not been vacated or paved with planking. By the summer of 1907, a new street - Pike Place - had been carved out of the sparsely developed hillside to the west of First Avenue running northwesterly from the foot of Pike Street. On Saturday, August 17, 1907 Seattle's first public market was formally opened along the newly planked street right-of-way. Within a week at least seventy farmers took positions in the street and attracted hundreds of customers. Almost immediately after the opening of the street market, given Seattle's rainy climate, it became necessary to provide sufficient covered shelter for farmers and customers. By late August 1907, the Vashon Island Fruit Producers Association had petitioned and built a temporary sales shed located along the east side of Pike Place near Pine Street, believed to have been on located on this site. [This shed *may have been* built by James G. Boyle]. The 1908 *Baist's Real Estate Atlas* map shows this parcel as being vacant. By 1910, this small hotel with open-front commercial shops oriented toward Pike Place had been built. It is believed to have been designed by the Seattle architecture firm of Thompson & Thompson. Charles L. Thompson (born Middleboro, Massachusetts July 7, 1842) began practicing architecture in Vineland, New Jersey in 1865 and then in Kansas. From 1890 until 1899 he practiced in Salt Lake City prior to establishing this practice with his son, C. Bennett Thompson, in Seattle. The firm is known to have designed several local business blocks including the Griffin Block/Wadsworth Building (1899, destroyed), the Sartori Block (Moses Building, ca.1900), a Schoenfeld/Standard Furniture Co. store (1012 First Avenue, ca.1900), several hotels, residences and a synagogue (old Bikor Cholim). Prior to 1907, the firm designed the Hyde Building, Metropolitan Block, the Gottstein Block, and the Sandoffeil Flats, as well as residences for J.W. Clise, John Roberts and the Galbraith Mansion. The practice either dissolved or moved ca.1912.

The subject building was initially known as the Hotel Lotus and appears to have been affiliated with an adjacent brick hotel building that was established ca.1907-08; it was situated immediately uphill and across Post Alley at the NE corner of the same block and known by the same name. The subject building appears to have originally included the raised parapet at both the west and north elevations that identify it as "Silver Oakum Bldg 1910." It is believed that this is in reference to an original owner - possibly Joseph Silver the father of Benjamin Silver and Rose Metzenbaum, who appear to have inherited the property in 1938. Joseph Silver was in the real estate business during this era. Oakum is in reference to the fiber used in caulking boat seams. This reference is apparently related to the understanding that hotel catered to sailors, seamen and longshoreman. This 26-room hotel building included eight toilets and operated as a lodging house and residential hotel (later known as the Market Hotel) until 1972. Among the earliest known retail tenants were the Shore Brand Poultry Co. and C.B. Strong Co. a business specializing in the sale of seeds and poultry supplies (after relocating to 1912 Pike Place it became known as J.W. Dunn Seed Co.), a restaurant operated by Louis Natoli and the Market Paper & Storage Co. By 1937, the McDonald's Grocery and Bakery appears to have taken up most of the open-front retail space on Pike Place. The upper floor level was then known as the Market Apartments. The Pike Place Meat Co. was housed on the ground floor level in 1941 and in later years this space became well-known as the location of the Gem Egg Market. The building was slightly damaged in the earthquake of 1949.

The 87 Pine Street/Silver Oakum Building was rehabilitated along with the adjacent Triangle Building: it was adapted to provide seven units of moderate rate apartment housing. The project was undertaken by the PDA and completed in March 1977; this was the first new housing project to be completed in the market area in over 40 years. The rehabilitation design was developed by Fred Bassetti & Company. Fred Bassetti was a long-time friend and colleague of Victor Steinbrueck; as the son of an Italian immigrant Bassetti had spent his childhood in the Pike Place Public Market and was instrumental in nurturing Steinbrueck's

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appreciation of the place. Fred Bassetti was a strong supporter of the preservation effort and as former AIA Chapter president and Allied Arts president he played an important role in the success of the public initiative.

Common Name:	<u>Triangle Building</u>	Site ID# 20
Historic Name:	Triangle Building	Built: ca.1910
Address:	1528 Pike Place	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block G/Lot 4 and lot 5 easterly portion and</i>	
Original Owner:	Not identified	
Architect:	Fred Bassetti & Company (1977)	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: This small two-story building includes an upper floor level restaurant space and traditional retail storefronts along the Pike Place elevation. It is composed of two separate buildings that have been combined to form a single triangular shaped footprint measuring approximately 32'x88'x5'x110' with the longest side oriented toward Pike Street; the other elevations abut Post Alley and the adjacent Silver Oakum Building, now known as 87 Pine Street. Like the adjacent building, the triangular footprint is due to the angled alignment of Pike Place. This building is clad with common brick; it is a brick masonry structure with a brick masonry foundation and basement level. It exhibits a utilitarian two-part commercial block façade composition; windows at the second floor level are double-hung wooden sash set in eight pairs. The building is capped by a simple metal coping. The Pike Place elevation is dominated by four closed-front (with wooden bulkheads) and open-front (using overhead garage doors) traditional retail storefronts; the south end of the building includes an open metal stairwell that provides access to the second floor level restaurant space. A 10'-wide metal canopy extends along the entire length of the Pike Place elevation; it is supported by steel posts on concrete piers, similar to the original wooden canopy that was supported on square timber posts. An outdoor seating area is located above the canopy level facing Pike Place and at Post Alley. The east elevation at Post Alley has an irregular fenestration pattern.

Cultural Data: By 1893, the steep hillside along this portion of Block G included five small one-story cabins. Numerous small cabins occupied other nearby areas of the hillside and Post Alley had not been vacated. In 1904, a few cabins were still clustered near this vacant parcel and Pike Place had not been vacated or paved with planking. By the summer of 1907, a new street - Pike Place - had been carved out of the sparsely developed hillside to the west of First Avenue running northwesterly from the foot of Pike Street. On Saturday, August 17, 1907 Seattle's first public market was formally opened along the newly planked street right-of-way. Within a week at least seventy farmers took positions in the street and attracted hundreds of customers. Almost immediately after the opening of the street market, given Seattle's rainy climate, it became necessary to provide sufficient covered shelter for farmers and customers. By late August 1907, the Vashon Island Fruit Producers Association had petitioned and built a temporary sales shed located along the east side of Pike Place near Pine Street, believed to have been on or very close to this site. [This shed *may have been* built by James G. Boyle]. The 1908 *Baist's Real Estate Atlas* map shows this parcel as being vacant. The 1912 *Baist's Real Estate Atlas* map shows this parcel as having been developed with a brick masonry building and permit records indicate that both portions of the building were constructed in 1910. Although unified in design, the two portions of the building appear to have been developed by separate owners and remained in separate ownership until ca. 1959 when they were acquired by Pike Place Markets, Inc. Among the earliest tenants were John L. Evans who operated a creamery (butter, eggs and cheese) shop, the South Park Poultry Co., and Lauricella Felice and Kurisaka & Miyake operated two different fruit stands. M. Uwate operated a restaurant in the building and there was a billiards hall (proprietor T. Akada); both were presumably located on the upper floor. By 1937, the Carnation Packing Company (wholesale & retail) was located in the

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building and J.L. Evans Creamery remained there selling "fresh churned butter" and other grocery and dairy products. The 1937 tax record photograph shows a "Chop Suey Sukiyaki" sign at the upper floor level. By 1937, a large one-story high sign abutted the second floor level of south end of the building; it extended over to and promoted the adjacent Sanitary Market.

The Triangle Building and the adjacent 87 Pine Street/Silver Oakum Building were rehabilitated together. The project was undertaken by the PDA and completed in March 1977. The rehabilitation design was developed by Fred Bassetti & Company. Fred Bassetti was a long-time friend and colleague of Victor Steinbrueck; as the son of an Italian immigrant Bassetti had spent his childhood in the market and was instrumental in nurturing Steinbrueck's appreciation of the place. Fred Bassetti was a strong supporter of the preservation effort and as former AIA Chapter president and Allied Arts president he played an important role in the success of the public initiative.

Common Name:	Sanitary Market	Site ID# 21
Historic Name:	Sanitary Public Market	Built: 1909-10, 1942, 1981
Address:	1513 First Avenue (also 1519 & 1525 First Avenue) (also 1510-1516 Pike Place)	Status: Contributing
Legal Description:	<i>A.A. Denny's 4th/Block G/Lot 6-7</i>	
Original Owner:	Market Investment Company, Pres. D.J. Prior	
Architect:	Daniel R. Huntington & Carl F. Gould (1910) McClelland & Jones (1942) Bassetti/Norton/Metler (1981)	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: The original Sanitary Market was the first large purpose-built market hall to be constructed in the Pike Place market area. The original building was seriously damaged by a spectacular fire that occurred on December 15, 1941; however, it was rebuilt and continued to be used for its original market purposes. The 1942 building was rehabilitated and expanded as part of the Pike Place Project in 1981.

This is a very prominent market building located between First Avenue and Pike Place and adjacent to the north end of a segment of Post Alley. Due to the diagonal alignment of Pike Place it exhibits a slightly curved/canted SW corner at Pike Place, but has a basic rectangular footprint measuring 120' x 110 feet. The north elevation abuts the Post Alley Market (First & Pine Building) and the south elevation abuts the adjacent and lower Corner Market. The structural system is mill construction with a combination of heavy timber framing and concrete and steel-reinforced structural members. The foundation and full basement level are reinforced concrete. Interior walls include remnants of the original masonry construction. The basement level includes a sub-basement level. Due to the grade change between First Avenue and Pike Place; the building is three stories in height at First Avenue and four stories at Pike Place, due to an additional floor level below the First Avenue entry level. The building was originally three stories at First Avenue and four stories at Pike Place; however, after the 1941 fire the heavily damaged upper two stories were removed and a rooftop parking level (on a reinforced concrete slab roof accessible from First Avenue) was added. As part of the 1981 rehabilitation project two stories were added at the First Avenue elevation and one floor level with recessed balconies was added at the Pike Place elevation. A central interior court with a lightwell at the core of the building was also added. The First Avenue elevation was reconstructed with the original seven structural bay spacing, a concrete stucco finish, traditional closed-front shops and a stepped metal canopy at the street level. The design of the upper floors includes elements drawn from the original façade design - three-part sets of traditional double-hung wooden windows, a central bay window and a

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traditional cornice element. The Pike Place elevation was reconstructed with the original seven structural bay spacing, a concrete stucco finish, traditional open-front shops at the street level; the upper floor includes four-part windows within original window openings at the second floor level, which are very similar to the original design. The plane of the second floor wall extends up to the third floor addition; however, this wall is tied back to wing walls that create open balconies and the third floor interior level is set back from the lower exterior wall. A 10'-wide metal canopy extends along the entire length of the Pike Place elevation; it is supported by wooden posts with angle braces.

The upper floor levels were originally accessible by ramping systems using the same principle as the Main Market (Leland and Fairley Buildings), which provided mobility for shoppers and carts for goods. Due to the 1941 fire and subsequent use, the upper floor level and First Avenue retail level had been extensively altered. A modern entryway, retail shops and stairwell system at the First Avenue elevation was constructed during the 1981 rehabilitation. The original Pike Place level of the building is very well-preserved; it includes dozens of traditional open front and closed front shops and passageways to adjacent buildings. The basement level houses storage rooms and the uppermost floor level includes two-story townhouse, one-bedroom and efficiency housing units.

Cultural Data: By 1893, a wood-frame dwelling and a wood-frame commercial building were located on this site. The 1905 *Baist's Real Estate Atlas* map identified the Hotel Coronado on the parcel; by 1908 it was known as The Nicholas, identified as a lodging house. During 1909, a new privately-owned market building was under construction on the site. In January 1910, the Sanitary Market building opened with great fanfare; reportedly 4,000 people attended the opening event. It was architect-designed and purpose built for the Market Investment Company; the company president reportedly traveled throughout the East Coast in order to develop the most up-to-date modern market facility. The project was designed by Seattle architects, Daniel R. Huntington and Carl F. Gould during what was a relatively brief partnership. Both men were well-known practitioners and they are each individually credited with the design of numerous highly significant public and private projects in Seattle and the region. The building was a brick and concrete design oriented to both Pike Place and toward First Avenue, which was served by street car lines from all parts of the city. The separate Pike Place and First Avenue levels had open storefronts and the interior spaces were devoted to the sale of a wide variety of specialty food products. The design of this market hall was said to be "thoroughly sanitary" due to its concrete floors, concrete and glass counters and display cases, and numerous water and drain connections that made it possible to keep the market stalls very clean.

The Sanitary Market was specifically designed to include a refrigeration plant in the basement as well as refrigerated showcases. Extensive glass windows on the west and east elevations also provided an abundance of light and air circulation. The second floor level above First Avenue was designed for use in the preparation of food items in full view of the public with food demonstrations samples provided. The uppermost floor level was also intended for cooking and food preparation uses and provided large storage areas. Like the Goodwin properties across the street, the Pike Place level provided stalls/tables for farmers and truck gardeners. However, it is unclear whether they were public market day tenants under the jurisdiction of the Market Master or retail merchants who rented space from the property owner. Specially designed small wagons were provided for use by tenants in order to load and unload products into building and scales were available to customers in order to personally weigh purchases to assure accuracy of sales. There were free telephones, drinking fountains on each floor level and public restrooms were provided.

The construction of the Sanitary Market appears to have stimulated additional private development along the east side of Pike Place. During the following months the Kalem Block (former Seattle Garden Center), Hotel Loftus (Silver Oakum/87 Pine Building) and Triangle Building were all constructed to the north of the new market building. The 1917, *Polk's Seattle City Directory* identified over sixty businesses housed in the Sanitary Public Market, including: four retail bakeries, seven creameries (selling eggs, butter & cheese), three candy manufacturers, one tea (coffee & spices) outlet, four fish and oyster shops, 12 fruit

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and/or vegetable purveyors, four grocery outlets, eight meat markets, three restaurants and five delicatessens. By 1917 Williams Garment Co. was housed on the third floor; and by 1927, the Olympic Garment Company, Burson Knitting Goods and the Eureka Garment Co. were all housed on upper floor levels. In 1920, the Three Girls Bakery relocated from their Corner Market location - today this sales outlet for Brenner Bros. bread remains in its original prominent Sanitary Market location at Pike Place.

World War II brought about drastic changes to the Pike Place Public Market. Shortly after the attack on Pearl Harbor, the Sanitary Market was almost completely gutted by a spectacular fire on December 15, 1941. The cause of the fire was never determined; however, rumors continued to be spread that Japanese were involved. From its very beginning the farmers' market had been dominated by Japanese farmers and there had been tension and discriminatory behavior in the past as the number of successful Japanese merchants and farmers increased. After the fire, the heavily damaged upper two stories were removed and the building was rebuilt. The Pike Place and First Avenue levels continued to be used for market purposes. A rooftop parking level accessible from First Avenue was also added after the fire. The building was acquired by the Pike Place Markets, Inc. in the mid-1950s.

The preservation and retention of this building became a controversy during the Pike Place Project. The 1974 urban renewal plan as adopted by City Council identified several existing buildings (approx. twelve) within the district boundaries for potential rehabilitation or replacement. As the plan was refined the Sanitary Market and the building at the northern end of this block were slated for removal. The Friends of the Market mounted a campaign to lobby City Council to review the plan and insist that rehabilitation be given priority. Victor Steinbrueck argued that this building was one of the oldest and most historically important buildings in the market area. The lobbying effort was successful and ultimately only six deteriorated historic buildings were replaced with entirely new construction. The plan was refined to retain this building and adapt it to be used for housing purposes. The project involved the addition of upper floor levels at both elevations, the rehabilitation of all of the commercial space and the creation of eight low-income rental units and fourteen middle-income rental units. It was undertaken by the PDA and completed in August 1981. The rehabilitation design was developed by Bassetti/Norton/Metler, the successor firm to Fred Bassetti & Co. Fred Bassetti was a long-time friend and colleague of Victor Steinbrueck; as the son of an Italian immigrant Bassetti had spent his childhood in the public market and was instrumental in nurturing Steinbrueck's appreciation of the place. Fred Bassetti was a strong supporter of the preservation effort and as former AIA Chapter president and Allied Arts president he played an important role in the success of the public initiative.

Common Name: Post Alley Market (First & Pine Building)
Address: 1531 First Avenue

Site ID# 22

Built: 1983

Status: Non-Contributing

Legal Description: A.A. Denny's 4th/Block G/Lot 2-3
Architect: Bassetti/Norton/Metler (1981)

Cultural Data: Former site of Hotel Lotus Hotel (ca.1907-08). Former site of a one-story brick and concrete store building constructed 1936. The latter building became the site of U-Save Drugs and the Council Thrift Shop.

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Common Name:	Inn at the Market	Site ID# 23
Address:	1601 First Avenue	Built: 1985
Legal Description:	<i>A.A. Denny's 6th/Block 28/Lot 10-11</i>	Status: Non-Contributing
Architect:	Ibsen Nelson & Associates 1985	

Cultural Data: Originally the site of two 3-story, wood-frame hotels that were both designed in an ornate late-19th C. Queen Anne style. The Pierce Block/York Hotel/The Continental Hotel was located at the NW corner of Pine St. and First Avenue and was substantially demolished/alterd in 1942. Prior to the construction of the Inn at the Market this was the site of Seaman's Store/Roger's Army-Navy Clothing and the Pine Street Tavern. The Summit Hotel/Harborview Hotel/Manzanita Hotel was located at the SW corner of Stewart Street and First Avenue; it was substantially demolished/alterd in 1959.

Common Name:	<u>Fairmount Building</u>	Site ID# 24
Historic Name:	Fairmount Hotel	Built: 1914
Address:	1907 First Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 10-11</i>	
Original Owner:	John P. Jones	
Architect:	W.E. Dwyer (1914) Ralph Anderson & Partners (1977)	
Builder:	W.E. Dwyer	
Style:	Commercial Style	

Description: This former hotel building now functions as a mixed use market-rate apartment building with storefront level retail and commercial space. This five-story building is located at the NW corner of First Avenue and Stewart Street; the façade is oriented toward First Avenue and an historic addition (J.P. Jones Building described below) is located at the west elevation adjacent to Post Alley. A retail storefront is located at the south elevation (Stewart Street) due to the westward sloping site. It has a reinforced concrete structural system with a concrete foundation and basement (Stewart Street retail) level. The building measures 69' x 120' at the building base – the upper four floor levels have a T-shape footprint measuring 42'x 120' with a westward projecting 27' x 27' wing at the center of the west elevation. It exhibits a two-part commercial block façade composition with a distinct building base at the First Avenue elevation. The exterior is finished with common brick accentuated by terra cotta trim. Windows are typically double-hung, set in pairs at the façade and west elevations and in single openings at the south elevation. The building base and central bay of the façade are accentuated by terra cotta cladding, pilasters and molding details. The central bay is further accentuated by larger three-part window units. The south elevations included a central bay with French doors at each of the upper floor levels where portions of the former fire escapes now function as balconies. The building is capped by a simple metal coping. The north elevation is common with the Alaska Trade Building. There are six generally well-preserved storefront bays; several appear to retain original concrete bulkheads. The lobby includes the original terrazzo floor with marble base. The west elevation adjacent to the J.P. Jones Building is clad with hollow clay tile and exhibits the ghost of an historic wall-painted dairy products sign.

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Cultural Data: By 1893, the Maitland Block a three-story lodging house was in operation on this site. By 1904, the storefront level housed seven businesses including two second-hand furniture shops, a lunch room and a plumbing supply outlet. The 1907 *Polk's City Directory* identified the proprietor of the lodging house as J.P. Jones; the 1908 directory identified it as the Soundview Hotel. On January 3, 1913 the *Seattle Daily Bulletin* reported that W.E. Dwyer had filed plans to construct a new 5-story hotel and store building on this site for J.P. Jones at an anticipated cost of \$75,000. The plans (and construction costs) had been revised from mill construction to concrete by late March 1913. W.E. Dwyer appears to have practiced in Seattle between 1912 and 1925. He is known to have designed the Hudson Arms Apartments (111 Boren Avenue, 1923) and the Northcliff Apartments (Capitol Hill, 1923) and based on newspaper-published permit announcements he appears to have designed several yet to be fully identified residences, industrial buildings, theaters and garages. Construction of the Fairmount Hotel was completed by April 1914 when it was featured in the *Seattle Post-Intelligencer - Real Estate Section* [4/12/1914]. This was the first large hotel (68 rooms) to be constructed near the public market after the construction of the municipally-built Market House located at the foot of Stewart Street. It was an early example of the use of a reinforced concrete structural system for hotel design and construction. [It appears have been designed to include additional floor levels as it did not include a typical cap or cornice at the parapet.] It was considered to be a unique hotel operation as it provided particularly large furnished rooms with views of the public market and Puget Sound and included 28 rooms with private baths and telephones. Early retail tenants at the storefront levels included the Enumclaw Creamery, a dry goods store, a furniture dealer, and an electrical supply company. By mid-1921 John P. Jones Co. appears to have acquired full ownership of the all of the land parcels at this corner of the block. In 1925, he had the J.P. Jones Building (originally known as the Fairmount Garage) constructed at the west side of the hotel. By 1920s, the long-time tenant Fairmount Dairy Product Co. was operating out of the Stewart Street storefront. Men's furnishings, used furniture, second-hand clothing and shoe repair businesses were located on First Avenue. J. P. Jones appears to have retained ownership of this property until ca.1947. The Fairmount Hotel Building and the adjacent J. P. Jones Building remained in joint ownership; they were both rehabilitated in 1976-1977. The \$1.2 million project was undertaken by private ownership and completed in September 1977. The rehabilitation design was developed by the Seattle firm of Ralph Anderson & Partners.

Common Name:	<u>J.P. Jones Building (90 Stewart Street)</u>	Site ID# 25
Historic Name:	Fairmount Garage	Built: 1925
Address:	90 Stewart Street	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 10-11</i>	
Original Owner:	John P. Jones	
Architect:	<i>possibly W.E. Dwyer</i>	
Builder:	Not identified	
Style:	Commercial Vernacular	

Description: This building was originally constructed as a parking garage to service the adjacent Fairmount Hotel and market shoppers. It is now entirely used for retail shop purposes. This one-story former garage building is formally oriented toward Stewart Street and includes a fully accessible basement level oriented toward Post Alley. It measures 43' x 120' and has a concrete foundation and a full daylight basement level. The Stewart Street elevation is finished with wire-cut face brick; it exhibits a utilitarian one-part commercial block façade composition divided into three structural bays. The Stewart Street elevation is dominated by a band of modern multi-pane sash (similar to the original industrial sash) windows in two of the bays; the original garage entry opening at the easternmost bay is now infilled with a storefront entry vestibule. Original small multi-pane, double-hung windows at the daylight basement level remain in place. The alley elevation is two stories. It is clad with common brick and exhibits exposed concrete spandrels. The upper floor level includes seven bays of original large industrial sash windows. The ground level includes one original storefront at the south end; the other six structural bays have been opened

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to create six separate storefronts that are setback within an open vestibule that extends the remaining length of the building. The building is capped by a simple metal coping. The north elevation abuts the Alaska Trade Building and the east elevation is common with the Fairmount Hotel building. Awnings have been added to the Stewart Street elevation.

Cultural Data: By 1893, three small 1-1/2 and 2-story dwellings oriented toward Stewart Street and Post Alley were located on this site. They appear to have remained in place until the adjacent hotel was developed by J.P. Jones in 1913-1914. By mid-1921 John P. Jones Co. appears to have acquired full ownership of the all of the land parcels at this corner of the block. In 1925, he had the Fairmount Garage constructed and interconnected to the west side of the hotel. It may have been designed by the same architect (W.E. Dwyer) who designed the adjacent hotel for Mr. Jones. It was specifically designed to serve as a garage with one storefront located at the SW corner of the alley level of the building. During the 1920s, vehicular traffic on Pike Place and the need for convenient parking impacted the market area. An "Auto Park" in the Municipal Market (1922-24) and the Rex Land Company Garage (Champion Building, 1927-28) were also constructed during this era. The Fairmount Garage sold gasoline (Richfield) and may have had a lube bay. It was converted to stores and warehouse use ca.1948. The Fairmount Hotel Building and the J. P. Jones Building (Fairmount Garage) remained in joint ownership; they were both rehabilitated in 1976-1977. The \$1.2 million project was undertaken by private ownership and completed in September 1977. The rehabilitation design was developed by the Seattle firm of Ralph Anderson & Partners.

Common Name:	<u>Alaska Trade Building</u>	Site ID# 26
Historic Name:	Union Record Building	Built: 1910
Address:	1913-1917 First Avenue	Status: Contributing

Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 7</i>
Original Owner:	James H. Steele
Architect:	John O. Taft (1910) Ralph Anderson & Partners (1977)
Builder:	Not Identified - <i>possibly</i> James H. Steele
Style:	Commercial style

Description: This building was individually listed in the National Register of Historic Place in 1971, prior to the nomination/listing of the 7-acre Pike Place Public Market Historic District. This former store and loft building is located mid-block with the façade oriented toward First Avenue and includes retail/commercial space at the Post Alley (west) elevation. It is now used for commercial and retail purposes. It is four stories with basement and subbasement levels and stands six stories at the Post Alley elevation. It measures 60' x 112' and has a steel, ordinary masonry and mill construction structural system with a concrete foundation and basement levels. It exhibits a two-part commercial block façade composition with five vertical structural bays. The building is clad with common brick and does not include a cap or cornice feature. The shaft windows are multi-pane industrial steel sash set within recessed brick spandrels. Historically, the shaft windows appear to have been traditional three-part wooden sash with transom lights. The current window units appear to have been installed ca.1958 when the storefront was entirely altered and modernized. The current storefront now includes a restored central entryway flanked by original cast iron columns and two traditional retail storefronts that were reconstructed in 1971. The north elevation abuts the Butterworth Block and the south elevation abuts the Fairmount Hotel Building and the J.P. Jones Building. That portion of the wall to the west and visible above the J.P. Jones Building is clad with a common brick and has no window openings. The bay spacing, fenestration, and windows at the west elevation (Post Alley) are more utilitarian but similar to the First Avenue façade. Metal fire escapes remain in place. The entire ground floor at that elevation is used for restaurant purposes.

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Cultural Data: By 1893, this was the site of the Rose Block a two-story, wood-frame commercial building with a basement. By 1904, it was identified as a lodging house with four stores including a bakery at the First Avenue storefront level. It was replaced by the Alaska Trade Building, which was constructed in 1909-1910 for J.H. Steele at a cost of \$135,000 based on a design attributed to John Otis Taft. James H. Steele is believed to have been a building contractor and may have both developed and constructed the subject building. John Otis Taft was a building contractor turned architect who appears to have practiced architecture in Seattle from 1904 until ca.1915. Based on newspaper-published permit announcements it appears that Taft designed numerous yet to be fully identified projects including residences, hotels, apartment houses and fraternal halls.

The primary significance of this building is its association with labor history. In 1921, the building was purchased by the Central Labor Council and affiliated local unions and trade councils. Thereafter, it became the headquarters and printing plant for the *Seattle Union Record*, which required it to be remodeled and new publishing equipment installed. The *Union Record* was the official organ of the Seattle Central Labor Council. It was first published in 1900 as a small private weekly newspaper. Harry E. B. Ault, an experienced newspaperman, was appointed editor in 1912 and under Ault's leadership the circulation climbed from 2,000 to 25,000 to 50,000 copies. In April 1918 it became the first daily newspaper in America to be owned and published by a labor council. The daily newspaper provided working men with new lines of communication and served to create a strong sense of identify within the community. The paper became a tool for unifying laborers and informing the Seattle populous of the aims and aspirations of the labor movement. By January 1919 the daily circulation had grown to 112,000 paid subscriptions, which alarmed Seattle businessmen and the publishers of the three other local daily newspapers. On November 13, 1919 the U.S. Government seized the *Union Record* publishing plant that was then located in the Central Labor Temple. The editor and two board members were arrested and charged with sedition. A week later the charges were dropped due to a faulty warrant and on December 2, 1919 the case was dismissed. Having outgrown their prior quarters and despite internal dissention, the Central Labor Council and affiliated local unions and trade councils choose to relocate the publishing plant to the subject building in 1921. The publication then began to face financial problems as it was published "for principle not for profit" and with dwindling advertising revenue it struggled for the next three years. In 1924, the Central Labor Council sold the newspaper to Harry Ault and Saul Haas, who had established the *American Free Press*, which continued to be published here. After Dave Beck took over leadership of the union movement, the Central Council did not need a daily newspaper and publication of the *Union Record* was entirely discontinued in 1928.

Despite its demise, the *Seattle Union Record* played an instrumental and crucial role during the early post-WWI era of Seattle's labor history. This was a particularly turbulent period of national economic instability, general labor unrest and violence. A number of notable young radicals were involved with the publication the *Seattle Union Record* at the height of its power and prestige, they included: James A. Duncan (Seattle School Board); Theresa McMahon (UW faculty); Robert B. Hicsketh (City Council); Robert Harlan (City Council); Frank McCaffrey (Dog Wood Press); H.E. B. Ault (U.S. Deputy); Rev. Sidney Strong (Congregational Church); Anna Louise Strong (author); and Ralph Chaplin (IWW author-poet).

By 1937, the upper floor was used to publish the *Seattle Buyers Guide* (publisher Wm. Greittner) and the Rose Furniture Company occupied the entire First Avenue storefront level. Sometime in the 1950s the entire storefront was remodeled and clad with pigmented glass and the steel sash was installed. At this time it became known as the Alaska Trade Building. In the late 1960s Ralph Anderson and William P. Graves acquired the subject building and the two buildings to the north (Butterworth Block and Smith Block); they undertook a joint rehabilitation project involving all three of the buildings, which was completed in June 1977. Ralph Anderson & Partners were the architects.

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Common Name:	<u>Butterworth Building</u>	Site ID# 27
Historic Name:	Butterworth Mortuary, Butterworth Block	Built: 1903
Address:	1921 First Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 6, sly half</i>	
Original Owner:	Edgar R. Butterworth	
Architect:	John Graham, Sr. (1903) Ralph Anderson & Partners (1977)	
Builder:	Not identified	
Style:	Beaux Arts	

Description: This building was individually listed in the National Register of Historic Place in 1971, prior to the nomination/listing of the 7-acre Pike Place Public Market Historic District. This former mortuary is located mid-block with the façade oriented toward First Avenue and retail/commercial space at the Post Alley (west) elevation. It is now used for commercial and retail purposes. It is three stories with basement and subbasement levels and stands five stories at the Post Alley elevation. It measures 30' x 114' and has an ordinary masonry and mill construction structural system with a concrete foundation and basement levels. It exhibits a highly distinctive Beaux Arts style design with a two-part commercial block façade composition and central vertical structural bay flanked by narrow side bays. The base of the building is clad with rusticated sandstone and the shaft is clad with narrow dry-set Roman bricks (now painted). The building is capped by an elaborate galvanized iron cornice feature decorated with lion heads and balustrades at the parapet. The shaft is accentuated by two-story engaged pilasters and double-hung windows at each floor level. The base is accentuated by a galvanized iron intermediate cornice with egg/dart molding above a recessed porch that is entered through arched openings (with voussoir headers) that correspond with the bay spacing. The recessed porch is distinguished by original ornate oval-glazed doors, decorative tile walls and elaborate tile paving. The north elevation abuts the Smith Block and the south elevation abuts the Alaska Trade Building. The west elevation (at Post Alley) is utilitarian in character; only distinguished by double-hung windows in single openings and the segmental arched carriage (hearse) door opening. The entire ground floor at that elevation is used for restaurant purposes. The interior of the building – despite changes in use - retains distinctive original stained mahogany, art glass, ornamental plaster and specially designed brass and bronze hardware.

Cultural Data: A small wood frame dwelling was located on this site prior to the construction of the Butterworth Mortuary in 1903. The building was designed by John Graham, Sr. who was one of the city's most prominent and important architects; he was responsible for the design of numerous highly distinctive downtown office buildings. [See Biographical Description in Section 8]. The Butterworth Mortuary is the earliest extant example of his commercial work. Graham prepared an elaborate set of at least eight architectural drawings for the project that included a carriage room off of Post Alley and apartments on the upper floor. On May 10, 1903 the *Seattle Post-Intelligencer* reported that the drawings had been submitted to the City for permit purposes. The new mortuary opened on October 1, 1903. It was praised as being one of the most modern undertaking facilities on the Pacific Coast.

The Butterworth Mortuary was built for Edgar Ray (E.R.) Butterworth (1847-1921) a pioneer coffin-maker and undertaker. He is credited with the introduction of the terms "mortuary" and "mortician" in connection with the undertaking business and was the owner of the first hearse to be introduced in Washington Territory. He was born in Massachusetts where he later studied law and was admitted to the bar. He and his family gradually moved west via Missouri and Kansas before settling ca.1881 in Chehalis and then Centralia (Centerville) in Washington Territory. He built the first steam-powered flour mill west of the Cascades before

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moving to Centralia where he opened a small furniture store. He added a line of coffins during an epidemic of black diphtheria. The furniture and coffin business prospered while he served on Centralia's first city council, then as mayor and then for two terms in the territorial legislature.

In 1889, he and his family relocated to Seattle after he was hired to run the Cross Undertaking business, which was located at Second Avenue and Pike Street. By 1892, he had acquired a controlling interest in the business and renamed it E.R. Butterworth and Sons, which he operated with his five sons. The business moved twice before the subject building was constructed in 1903. The Butterworth Block was the city's first custom-built modern mortuary and is said to have had the first elevator on the Pacific Coast designed to be used to transport corpses. In 1923, the business moved to a new custom-built mortuary building located on the northeast corner of Melrose Avenue and Pine Street. [The undertaking business continued to be operated by family members there until 1998 when it was sold to a New Orleans-based company.] The Volunteers of America acquired the subject building in 1924 and owned it until 1969 when it was purchased by Ralph Anderson and William P. Graves. Ralph Anderson and William P. Graves acquired the subject building along with the Alaska Trade Building and the Smith Block in the late 1960s. They subsequently undertook a joint rehabilitation project involving all three of the buildings, which was completed in June 1977. Ralph Anderson & Partners were the architects.

Common Name:	Smith Block	Site ID# 28
Historic Name:	Smith Building, Marine Engineers Building Foresters Hall, Trinity Hall	Built: 1906
Address:	1923 First Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 6, nly half</i>	
Original Owner:	Not identified	
Architect:	Ralph Anderson & Partners (1977)	
Builder:	Not identified	
Style:	Commercial Style	

Description: This former meeting hall and store building is located mid-block with the façade oriented toward First Avenue and retail/commercial space at the Post Alley (west) elevation. The upper floors are currently used for hotel (bed & breakfast) purposes. It is three stories with basement and subbasement levels; stands five stories at the Post Alley elevation. It measures 60' x 109' and has a masonry and mill construction structural system with a concrete foundation and two basement levels. It exhibits a two-part commercial block façade composition with an enframed/corbelled shaft. The building is clad with common brick (painted) and does not include a cap or cornice feature; the original deep sheet metal cornice was removed prior to 1965. The shaft windows are double-hung set in individual openings – four at each floor level. The current single storefront (at the south side of the building base) has been reconstructed; the opening had been previously altered by a 1960s-era theater storefront and marquee installation. It now includes a traditional retail storefront. The original entry vestibule to the upper floor levels is located at the north side of the base. The north elevation abuts the modern baker Building and the south elevation abuts the Butterworth Block. The bay spacing, fenestration, and windows at the west elevation are similar to the First Avenue façade. Modern metal fire escapes are in place. The entire ground floor at that elevation is used for commercial purposes.

Cultural Data: By 1893, a one-story dwelling was located on this site. Tax records indicate that the subject building was constructed in 1906 and it was identified on the 1908 *Baist's Real Estate Atlas* map as the "Smith Bldg." The 1908 *Polk's Seattle City Directory* identifies a barbers' supply business and a "Chiroprapist" (Mrs. E.C. Keith) – someone specializing in the diagnosis and treatment of diseases of the feet - located here. The upper floor levels appear to have been originally designed and

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intended to be used as meeting or lodge halls. By 1917, one of the halls was identified as "Foresters Hall." In 1920, the Marine Engineers Benevolent Society purchased the building. By the mid-1920s one hall was identified as Trinity Hall – the other was possibly used by the marine engineers as a union meeting hall and the building was known as the Marine Engineers Building. The storefront was used historically for the sale of second-hand furniture and other goods. The Marine Engineers Benevolent Society appears to retained ownership of the building until the late 1950s. By 1968, the upper floors were used for office purposes. In the mid-1960s the historic storefront with a traditional central recessed entry vestibule, large display windows, low bulkheads and prism-light transoms was removed in order to adapt the first floor to a theater.

Ralph Anderson and William P. Graves acquired the subject building along with the Alaska Trade Building and the Butterworth Block in the late-1960s. They subsequently undertook a joint rehabilitation project involving all three of the buildings, which was completed in June 1977. Ralph Anderson & Partners were the architects.

Common Name:	Baker Building (Livingston-Baker)	Site ID# 29
Address:	1925 First Avenue	Built: 1977
		Status: Non-Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 3</i>	
Architect:	Harader & Mebust (1977)	

Cultural Data: Former site of a two-story wood-frame store and hotel building constructed in 1904. Later known as the Camp Hotel, this is where Nellie Curtis operated a well-known brothel from 1933 until 1941. She subsequently relocated her enterprise to the Outlook Hotel (La Salle Hotel). The current building was built in conjunction with the rehabilitation of the adjacent historic Livingston Hotel.

Common Name:	<u>Livingston Building (Livingston-Baker)</u>	Site ID# 30
Historic Name:	Rosenberg Block, Landes Block, Livingston Hotel	Built: 1901
Address:	1931 First Avenue	Status: Contributing
Legal Description:	<i>A.A. Denny's 6th/Block 37/Lot 2</i>	
Original Owner:	Samuel Rosenberg	
Architect:	Harader & Mebust (1977)	
Builder:	Not Identified	
Style:	Commercial Style	

Description: This very well-preserved former hotel building is now a component of the Livingston-Baker Apartments, a low-income housing complex. It is located at the SW corner of First Avenue and Virginia Street. The subject building extends three stories above First Avenue and includes two lower basement levels that are accessible from Virginia Street and Post Alley. It is a reinforced wood-frame structure that measures 60' x 120' and has a concrete foundation. The east and north elevations are highly visible from First Avenue; the west elevation abuts Post Alley and south elevation is common with the modern Baker Building. It exhibits a distinctive two-part commercial block façade composition and architectural features drawn from eclectic late-nineteenth century commercial architecture. With the exception of the storefront base at First Avenue, the building is entirely clad with ordinary brick veneer. The NE corner is accentuated by a two-story oriel bay window. The remainder of the east elevation shaft at First Avenue is dominated by four two-story polygonal bay windows; the remainder of the north elevation shaft

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at Virginia Street exhibits nine window bays with five two-story polygonal bay windows at the center and one bay windows at the western end flanked by flush window units. Due to the sloping site two additional bay windows are located at the above grade basement level at Virginia Street. [An areaway entrance with metal handrails is also located below the sidewalk level at the east end of the north elevation.] The bay windows and oriel windows include beaded board bulkheads and the oriel window is distinguished by curved glazing and sash members. The windows are mostly wooden double-hung type; at the flush brick walls the openings are accentuated by rusticated stone headers and sills. The window openings at the west elevation (Post Alley) are set in individual segmental arched openings. The building is capped at the major elevations by an ornate bracketed galvanized iron cornice that accentuates the turret-like corner element. The entablature at the cornice above the oriel window exhibits "Landes Block" cast in block letters. The storefront level base at First Avenue is accentuated by a bracketed galvanized iron intermediate cornice and cast iron storefront surrounds/pilasters. The base is divided into three original retail/commercial storefronts with the original recessed hotel entry vestibule at the south end. All of the storefronts include transom lights with narrow mullions, recessed central entries, large display windows and tradition low wooden bulkheads. The recessed hotel entry vestibule is distinguished by a highly ornate cast iron surround, pressed metal cladding and tile paving. The neon sign suspended from the NE corner of the building appears to be an historic signed installed prior to 1937.

Cultural Data: This site appears to have remained vacant until the development of the Rosenberg Block in early 1901. On January 13, 1901 the *Seattle Post-Intelligencer* reported that Samuel Rosenberg had obtained a permit to construct a "handsome five-story brick structure" described as a family hotel at First Avenue and Virginia Street. The article included an architectural rendering of the new building and explained that Rosenberg had purchased the land parcel as an investment several months prior but due to the "demand for rooms for both business and residence purposes" he has decided to improve the property. The potential views 'overlooking the bay' were specifically noted. While the role of an architect was referenced in the article no specific name was printed. The anticipated construction cost was \$50,000 and the intended use would be as a family hotel (and apartment house). The new development project was said to be part of "the general movement in real estate and improvements in the up-town district."

Samuel Rosenberg (ca.1860-1916) was born in New Haven, Connecticut. He appears to have migrated to Seattle in 1886 at the age of 27. He became a partner in the successful Kline & Rosenberg clothing store business, which specialized in men's furnishings. The senior partner in the business was Lazarus Kline, who was married to Rosenberg's aunt, Caroline Rosenberg Kline (Galland). Kline and Rosenberg are known to have commissioned several new commercial buildings during the immediate post-fire era, including one designed by Elmer Fisher. The store was centrally located on the west side of Front Street/First Avenue at foot of Cherry Street. Rosenberg was one of the seven members of the Bureau of Information, which was established by the Seattle Chamber of Commerce in August 1897. The Bureau of Information members were particularly successful in devising a plan and promoted Seattle as the Klondike gold rush provisioning and departure center. The Bureau not only promoted Seattle for these purposes but actively worked to counteract the efforts of other cities undertaking similar efforts. Ultimately, the Bureau of Information played a crucial role in the lucrative period of trade that resulted, as Seattle's economy benefited significantly during and after the Klondike era. Samuel Rosenberg appears to have been active in the successful operation of Rosenberg & Kline Clothiers until after the turn of the century. Samuel Rosenberg is also known to have invested in lucrative real estate holdings at various downtown sites, several that were near Third Avenue and Union Street and the original family home, including the Curtis Block at Second Avenue between Union and University Streets and the Rosenberg Building at the east side of Third Avenue between Pike and Pine Streets. In 1907-08, Rosenberg developed another family hotel - The Sorrento at the NE corner of Madison Street and Terry Avenue.

The building was identified on the 1904 *Sanborn Insurance Map* as the "Rosenberg Block" - offering 80 furnished rooms (with 12 toilet rooms) and a saloon (at the corner), drugstore and restaurant at the storefront level. The basement level appears to have been used for storage and the subbasement as an Electro plating plant. The "Landes Block" inscription indicates that Colonel

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Henry Landes of Port Townsend may have gained some ownership interest in the property; however, the specific circumstances are not known. By 1905, the building was known as the Golden Eagle Hotel; however, by 1907 it had assumed the current name - Livingston Hotel. The saloon - operated by proprietor Wm. Herdman included a cigar and tobacco outlet and remained in operation until prohibition when it became a soda outlet that was known as the Virginia Soft Drink Parlor that operated along with the cigar and tobacco outlet. The restaurant housed in the southernmost storefront was initially operated by proprietor P.A. Ellis, Jr. and eventually by the firm of Anderson & Dugal. The drugstore business appears to have changed to a soap manufacturing outlet and a shoe repair business before becoming a men's' clothing store and then a tailor shop. By 1937, the Livingston Café and the Virginia Inn with its iconic neon sign were housed in the tradition storefront locations.

The Livingston Hotel was rehabilitated in conjunction with the construction of the adjacent Baker Building. This mixed rehab-new construction project was undertaken by the PDA and created a total of 96 units of low-income housing. The rehabilitation design was guided by the firm of Harader & Mebust and completed in May 1977. In 1978, the lower floor levels of the Livingston Hotel began to house the Pike Market Community Clinic and the Pike Place Market Senior Center, two of the four essential social service agencies that were created to serve the Market's traditional low-income and elderly communities.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

ARCHITECTURE

COMMERCE

ETHNIC HERITAGE

POLITICS/GOVERNMENT

Period of Significance

1907-1971

Significant Dates

1907, 1910, 1912, 1914, 1916, 1922, 1941, 1963, 1971

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

Architects: Bartholick, George R.; Dwyer, W.E., Graham, John, Sr.; Goodwin, Frank; Gould, Carl F.; Josenhans & Allan; Haynes, Charles; Huntington, Daniel; Kingsley & Eastman; Milner, Warren H.; Thomas, Harlan; Willatsen, Andrew

Builders: Dow, Alex; Mowatt, A.F.

Narrative Statement of Significance

(Explain the significance of the property.)

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second-hand goods. Market farmers and merchants have hailed from many different nations, speaking many languages, a reflection of the on-going waves of immigration to the Puget Sound and Pacific Northwest region. The social history of the public market is also characterized by various political controversies involving merchants, farmers, day-stall tenants and the management of the market complex. Issues have often arisen over stall space allocations, rental rates and the complicated operational challenges of a public farmers' market functioning in conjunction with several privately-owned market buildings and labyrinthine retail complex that continues a tradition of housing hundreds of small owner-operated businesses.

Public Markets – Historic Context & Market Typologies

The activity of buying and selling food has shaped our cities and towns for centuries, since an urban population by nature depends on others for agricultural production. At the heart of this activity stands the public market – the buildings and spaces in which vegetables, meat, produce, and other commodities intended for human consumption are sold by diverse persons from numerous spaces or stalls, all under a common authority. Although a public market need not necessarily be located on public land or owned by a public entity, it has public goals and creates a public space – features that distinguish it from a roadside stand, grocery store, supermarket, or other independently owned food retailing establishment.²

Indeed, the public market is rooted in antiquity; it is the most enduring and universal form of urban food marketing and distribution. Open-air markets are an ancient tradition, from the souk or bazaar of Islamic communities and the market fairs of ancient Britain to similar antecedents found in Asia, African and Latin American cultures. The *agora* in ancient Greece and its counterpart the *forum* in Imperial Rome served as principal places of commerce and were the precursors of the great piazzas and market squares of modern European cities. Publically owned streets that were wide enough for farmers and tradesmen to transport and display their goods were also practical locations for markets, providing distinct and natural boundaries. Traditionally, spaces used for public market purposes fostered the development of adjacent commercial enterprises and other institutions that supported the market activities.

While the *open-air marketplace* or *street market* is the most common, a variety of other market typologies evolved in order to provide an orderly trading environment as well as protection from the weather. The open-air market does not utilize permanent buildings or structures; shelter is typically provided by foliage, umbrellas or temporary fixtures that are mobile and adaptable to various market settings. The traditional *'public' market* with its origins in medieval Europe would be housed on an open ground floor level or appendage of a public building (i.e. town hall or courthouse) with the market activity being an ancillary or periodic public use. The most common market-specific building type is the *freestanding market shed*; this market typology has been in wide use throughout the world since antiquity. The typical market shed structure exhibits modular structural bays similar to traditional barns and churches; its exterior envelope is either entirely or partially open and the interior houses multiple defined trading spaces or stalls. The market shed is relatively easy to construct, utilizes multiple entrances and can easily accommodate the movement of goods and the necessary washing down at the end of the day.

By the late eighteenth and early nineteenth centuries the *enclosed market house* began to be consciously designed in order to avoid the chaos and relative disorder of the typical open-air market. The new Covent Garden Market (London, 1828-

² Tangires, Helen. *Public Markets*. New York City, NY: W.W. Norton & Co./Library of Congress, 2008, pg. 9.

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1830) was a unified group of three parallel market buildings surrounded by arcades and connected by corner buildings that housed dining places and specialty shops. Advancements in iron and glass manufacturing and construction techniques fostered innovations in market house design with the most spectacular example being Les Halles, the principal market in Paris (1856, destroyed 1971). With its open roof truss system, glass roofs and unobstructed floor space, it inspired modern market design.

Two other market types also exist; however, they are distinctly different in purpose and design from the traditional *public market* intended strictly for direct retail trade between the producer and the consumer. In the late nineteenth century, European cities began to build unified *central markets* in order to house and regulate wholesale food merchants and in the early twentieth century large scale *wholesale terminal markets* began to be widely built in order to provide storage and to distribute food products to growing regional, national and international markets.

All of these various market types have been part of the urban history of the United States. Public markets and market fair practices began with the earliest established communities in New England and the Atlantic colonies. Local governments were instrumental in establishing such markets and ensuring their viability through regulations, financial support and allocation of space. The early markets were typically placed in public squares or a centrally located public building where stalls or booths could be accommodated. The City of Boston erected its first municipal or public market in 1658. New York City may have established its first municipal market by this time as well. The Catherine Market (destroyed 1903) was established in that city in 1766 and by 1860 it included some sixty stalls or booths in addition to an open air market. The historic French Market in New Orleans was established in 1791. By 1797, the City of Baltimore had constructed three separate municipal market buildings including the Lexington Market (destroyed 1949). During the nineteenth century the public market became the primary daily source of fresh food for city residents throughout the nation.

Beginning in the 1890s and extending through the 1920s, progressives and municipal reformers sought to improve the quality of urban life and these efforts included the promotion of municipal public markets. As part of the City Beautiful Movement, attractive modern markets began to be constructed; they were typically *enclosed market houses* designed to be highly efficient and sanitary using durable materials like concrete, steel, tile, marble and glass. The United States Bureau of the Census reported on the increased establishment of public markets in the late 1910s. By 1918, municipal markets were operated by 128 (of the 227) cities with a population over 30,000 residents. There were 174 retail markets in operation and 14 wholesale markets along with 49 that handled both retail and wholesale goods. The city with the greatest number of public markets was New Orleans, which operated 19, followed by Baltimore with 11 markets and New York City with nine. Of particular note is the fact that of the total of 237 markets 107 had been established since 1900 and 67 had been established since January 1914.

A final phase of historic municipal market construction occurred during the Great Depression as both rural and urban communities undertook the construction of public market facilities – some assisted by WPA funding - in order to eliminate the cost of middlemen and provide economic assistance to both consumers and producers. Post-World War II era suburban expansion and the wider use of the automobile fostered the convenience of grocery store shopping and the demise of public market shopping. As market facilities lost revenue and became difficult to maintain, they were closed or used on a limited basis for other purposes. After the urban renewal era of the 1950s and 1960s, very few public markets continued to provide a wide range of food stuffs and/or offered the regular sale of farm-grown local produce.

The *street market* is characterized by a linear expansion along a sidewalk or in a street right-of-way or vacant parcel and involves vendors selling from stalls, small portable tables, wagons or trucks. Street markets are typically located on public property and under municipal operation; thus, they are relatively economical and easy to establish. The desire for direct

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marketing between the customer and the producer is the basic purposes of such markets, which require strict allocation and regulation of sales space. The "curb market" and the "pushcart market" are variations of this type; these markets were typically established along a street curb where farm wagons, pushcarts or trucks parked immediately adjacent to an enclosed *market house* or commercial center. Well-known nineteenth century and early twentieth century street markets include the High Street Market (Philadelphia, Pennsylvania), City Hall Market (Baltimore, Maryland), Constitution Avenue near Center Market (Washington D.C.) and the Sixth Avenue Market (Richmond, Virginia). Beginning in the 1880s, pushcart markets were unique to New York City due to the high residential densities. By 1905, there were over 4,000 pushcart vendors and their numbers grew to over 7,500 by 1929 when sales were relegated to 53 pushcart zones and indoor locations. By 1913, Cleveland, Ohio had a street market with some 1,300 farmers along two and one-half miles of streets. Numerous new curb markets were established due to food shortages during World War I.

There are two distinct market subtypes that were traditionally housed in *enclosed market houses* – those that were constructed by municipal entities and operated as municipal or "public" markets, and those that were constructed by privately-owned market house companies. The latter market subtype emerged in the mid-nineteenth century as businessmen and real estate developers began to promote private ownership and company management of market facilities. Private market house companies would typically issue stock and purchase desirable property for the construction of market buildings that utilized the latest innovations in refrigeration, lighting and construction technology. Large urban markets within either subtype tended to be constructed on level sites and were substantial steel or cast iron structures with stone or masonry cladding exhibiting prevailing architectural styles. Modern structural systems allowed for open and well-lit interior spaces that followed an established pattern of principal and secondary aisles that defined a grid pattern of individual merchant stalls.

Particularly notable enclosed market houses that were initially constructed and used for municipal or entirely public market purposes are listed below. A number of these examples evolved into multiple building and/or shed complexes. While several have been demolished or privatized, others continue to function today for retail market purposes. However, few of the extant market buildings or complexes function to house a significant number of local farmers on a daily or year-round basis. [* Listed in NRHP]

- Lexington Market (est. 1782, Baltimore, Maryland, rebuilt 1949)
- French Market (est. 1791, New Orleans, Louisiana)*
- Washington Market (1812, New York City, destroyed 1960)
- Pearl Street Market (1816, Cincinnati, Ohio, destroyed 1968)
- Faneuil Hall Market – Quincy Market (1823, Boston, Massachusetts)*
- Eastern Market (est. 1841, Detroit, Michigan)
- Findlay Market (1855, Cincinnati, Ohio)*
- Broad Street Market (1863-1878, Harrisburg, Pennsylvania)*
- Eastern Market (1873, Washington DC)*
- Old Farmers' Market (1878, Petersburg, Virginia)*
- City Market (1886, Indianapolis, Indiana)*
- Central Market (1889, Lancaster, Pennsylvania)*
- City Market (1894, San Antonio, Texas, partially destroyed 1938)
- West Side Market (1912, Cleveland, Ohio)*
- Municipal Fish Market (1916, Washington DC, destroyed 1960)
- Farmers Public Market (1928, Oklahoma City, Oklahoma)*

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Narrative Statement of Significance

The Pike Place Public Market Historic District was initially listed in the National Register of Historic Places (NRHP) in March 1970; however, the nomination was revised and the NRHP district boundary was expanded in 1972, after the passage of the public Initiative Petition No. 270105 and the adoption of a local historic preservation ordinance [Ord. No. 100475] that mandated the preservation of a 7-acre local historic district. The current revised and updated nomination document replaces the previous registration form and provides additional information regarding the design and history of the historic district. The established NRHP historic district boundaries remain the same as those delineated in 1972.

The Pike Place Public Market was originally listed in the NRHP at a *local* level of significance based on its thematic association with local agriculture and under Criterion C for its architectural significance as a "marketing district" described as "humble and anonymous." The Market exhibits the distinctive characteristics of a unique property type; a large market complex composed of a diverse group of interconnected commercial buildings and residential hotels. The complex includes both historic private market buildings and historic municipally-built or funded facilities that were specifically designed or adapted to function as part of a food marketing district in combination with a popular municipal farmers' market. In the revised nomination, the Pike Place Public Market is also significant under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history. The Pike Place Public Market possesses historic significance due to its exemplary *national* role as a large public farmers market that has been in continuous operation since its founding in 1907, as well as its distinct associations with the broad cultural patterns of immigration. Furthermore, the Pike Place Public Market is significant at a *national* level for its association with a pivotal event in the modern historic preservation movement; the passage of a grassroots-based public initiative petition that redirected a major urban renewal project and facilitated an innovative and precedent-setting historic preservation project. The Pike Place Public Market should be considered eligible under Criterion G for possessing significance associated with an event that occurred within less than fifty years due to the exceptional importance and circumstances of the grassroots effort that facilitated its preservation.

The Main Market complex and the surrounding commercial and residential buildings are a distinctive collection of vernacular and architect-designed properties.¹ Nearly all of the historic properties within the district were constructed prior to 1922, by which time the marketing district exhibited the essential form and configuration that exists today. Despite deterioration and neglect during the 1950s and 1960s, the Market functioned continuously as a public farmers market and for retail food marketing purposes and survived the threat of demolition and fight to "Keep the Market" during the 1960s and early 1970s. The period of significance begins in 1907 with the establishment of the public farmers' street market, includes the period of evolution to a large complex of private markets and public facilities through to the preservation advocacy era and the passage of the public initiative petition in 1971. A revised urban renewal plan was adopted in 1974 and during the subsequent urban renewal era 24 historic properties within the district were preserved and rehabilitated. Five non-intrusive modern buildings were also constructed within the district.

Residential hotels and small apartment buildings were an essential part of the historic downtown commercial core prior to the establishment of the farmers' street market in 1907. They typically provided convenient and inexpensive housing for newly arrived city residents and temporary housing for seaman, longshoremen, and farmers. The long social history of the Pike Place Public Market involves a tremendously diverse ethnic and cultural mixture of farmers, shoppers, merchants and residents. Since its inception shoppers, tourists and visitors from all income levels and social backgrounds have frequented the Market in order purchase everything from fancy fresh produce and gourmet specialty food items to day-old bread, inexpensive groceries and

¹ Some of these buildings pre-date the establishment of the farmers' street market in 1907.

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- Soulard Market (1929, St. Louis, Missouri)*
- Public Market (1933, Portland, Oregon, destroyed 1969)

Particularly notable enclosed market houses that were initially constructed and developed by privately-owned market house companies are listed below. Many of these examples have been demolished or no longer continue to function today for strictly food marketing purposes or local farm product sales. [* Listed in NRHP]

- Northern Liberty Market (1874, Washington DC, destroyed 1946)
- Ridge Avenue Farmer's Market (1875, Philadelphia, Pennsylvania, destroyed 1997)
- Reading Terminal Market (1892, Philadelphia, Pennsylvania)*
- City Market (1909, Los Angeles, California)
- Grand Central Market (1917, Los Angeles)*
- Crystal Palace Market (1923, San Francisco, California, destroyed 1959)
- Farmers Market (1934, Los Angeles, California)
- City Market (1939, Kansas City, Kansas)

The Pike Place Public Market is a unique and complex hybrid of these two subtypes; it is composed of buildings that were originally municipally-constructed and operated *and* privately-owned market houses and commercial buildings.

Historical Physical Development of the Pike Place Public Market

Founding of the Pike Place Public Market

Prior to the opening of Pike Place as a farmers' street market in August 1907, Seattle area farmers sold their goods to the public in a three-square block area near Sixth Avenue S. and King Street known as 'The Lots.' Some local farmers peddled their goods door-to-door while others sold directly to hotels and restaurants. Most farmers needed to devote their time and energy to working their farmland and were forced to sell their produce on consignment through commission or wholesale houses. These businesses were primarily located in an area along Western Avenue near Elliott Bay and the waterfront railroad lines, commonly known as 'Produce Row.' Farmers would typically receive a percentage of the final sale price; however, sale prices fluctuated greatly and the role of the Produce Row middlemen often meant there was little profit for the producer and higher prices for the retail customer.

By 1907, there were some three thousand small farms scattered throughout King County in addition to thousands of farms located on nearby Puget Sound islands that were linked to Seattle via 'Mosquito Fleet' steamers and ferries. While many of the farmers were native-born Americans, a significant number were recent immigrants, mostly from Europe along with some Chinese farmers and a growing number of Japanese and Filipinos. During this same era, the City of Seattle experienced unprecedented economic growth and an explosive population increase, in part related to the prior Klondike Gold Rush. The rapid northward expansion of the downtown commercial district also occurred in tandem with the expansion and development of numerous neighborhoods and new residential districts.

By the summer of 1907, as the local customer base continued to grow, farmers and consumers had grown frustrated with the wholesale commission house system. Seattle city councilman Thomas P. Revelle took an interest in the farm price controversy. Revelle was a lawyer and newspaper editor as well as a disciple of Teddy Roosevelt. Revelle learned that in 1896 the City had adopted an ordinance that allowed for the designation of tracts of land for public market purposes; however, the idea had not

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been realized. It was determined that the newly graded and planked street at the foot of Pike Street that connected First Avenue to Western Avenue could be used – at least temporarily – as place where farmers could be allowed to park their wagons and sell their produce. In the last week of July 1907, Councilman Revelle introduced an ordinance designating Pike Place as a public market area according to provisions of the 1896 ordinance. The councilman envisioned that the public market would not only solve the pricing complaints, but that it would have broader positive impacts. When he argued for its adoption he stated:

The market will in the future be the direct cause of the cultivation of immense tracts of land and cause apparently sterile fields to blossom as the rose; manufacturing industries will come as a result, because provisions must be made for the multitudes who will grow vegetables and cultivate the land.

In early August the new public market ordinance was adopted although controversy, threats and speculation surrounded its opening and anticipated operation.

The newly regraded and planked Pike Place had been carved out of a sparsely developed hillside to the west of First Avenue and north of the foot of Pike Street. By 1907, modern commercial development had occurred near Pike Street; however, the area between First Avenue and Western Avenue was still a distance from major commercial and retail activity. The only substantial buildings in the immediate vicinity were the Leland Hotel (1902) and the Phythian Temple (1901), both situated at the foot of Pike Street. A portion of the original east elevation of the Leland Hotel had to be removed and rebuilt in order to create Pike Place. A nearly vacant parcel at the NW corner of Pike Street and First Avenue included the remnants of the York Hotel (constructed 1889); it had been vacated and demolished in 1904 due to settlement caused by the construction of the Great Northern Railway tunnel beneath it. Prior to the regrading and opening of the new street the steep hillside to the east of Post Alley was scattered with numerous small one-story cabins. First Avenue between Pike Street and Virginia Street included several wood-frame residential or family hotels. Among these were the Stewart Hotel (1902) at a downhill location on Stewart Street and the more substantial Rosenberg Block/Livingston Hotel (1901) at Virginia Street. A wood-frame glove factory and a livery stable were located at east side of the north end of Pike Place. The Butterworth Mortuary (1903, John Graham Sr.³) and Smith Block (1906) located on First Avenue between Stewart Street and Virginia Street were the only substantial commercial buildings in the general vicinity of the site that had been selected for the public street market.

Establishment of the Public Market and Initial Physical Development

On Saturday, August 17, 1907 Seattle's first public market was formally opened within the planked street right-of-way along Pike Place. Due to the controversy over its establishment (and possibly the weather) less than a dozen farmers showed up with their produce wagons. However, within a week at least seventy farmers took positions in the street and hundreds of customers began a shopping tradition. Historic photographs recorded dozens of parked wagons surrounded by customers along both sides of the street extending from First Avenue and Pike Street and down Pike Place.

Given Seattle's rainy climate, almost immediately after the opening of the street market efforts began to provide sufficient covered shelter for customers and farmers. By late August, the Vashon Island Fruit Producers Association had petitioned and built a temporary sales shed located along the east side of Pike Place near Pine Street. While the City had the authority and capacity to establish a public street market the funds to acquire the land and construct a permanent enclosed market house were not available despite the obvious need.

³ See Biographical Information below

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The original ordinance established a public market with specific hours of operation [5 A.M. to noon, Monday through Saturday] and delegated the responsibility for supervision of the public market to the Department of Streets. However, these rules were fairly quickly amended to allow the market to remain open until 9 P.M. on Saturdays. The revised ordinance also changed the supervision of the public market to the Police Department, requiring a police officer to be present during all hours of market operation. This officer was responsible for assigning stall space to farmers [who were required to have raised, produced or manufactured the goods offered for sale] on a first-come, first-served basis. The ordinance required that stall lines (placed every seven to eight feet) be "plainly marked upon curb, sidewalk or street."

By early September, Frank and Ervin Goodwin of the Goodwin Real Estate Company had acquired the Leland Hotel and the adjacent hillside lots to the west of Pike Place. They already owned other real estate holdings including a nearby building on First Avenue where they operated a sugar import business. They began plans to rapidly construct a one-story shed addition to the north of the hotel building in order to create a 76-stall market space available to farmers and other food merchants, with farmers given first priority as tenants. Frank Goodwin⁴ was an eclectic engineer and entrepreneur and is said to have sketched the initial plan on an envelope. By November 30, 1907 the addition was complete and all of the stalls were rented. A formal dedication was held where Councilman Revelle stated to a large, assembled and cheering crowd:

This market is yours. I dedicate it to you, and may it prove a benefit to you and your children. It is for you to defend, to protect and to uphold, and it is for you to see that those who occupy it treat you fairly: that no extortion be permitted and that the purpose for which it was created be religiously adhered to. This is one of the greatest days in the history of Seattle, but it is only a beginning for soon this city will have one of the greatest markets in the world.

Thus, began what was in fact the marriage of a *public* municipally-established and operated farmers' market and a privately-owned market house company, the Goodwin Real Estate Company and its subsequent business entities, and the development and operation of a unique quasi-public farmers' market complex.

Expansion of the Core Market Buildings and Adjacent Real Estate Development

During 1908, the City of Seattle made a major investment in the public market with the construction of a modern comfort station and outlook plaza at the foot of Pike Street along the south side of the Leland Hotel. This was the first public comfort station to be constructed by the City; at the time the Department of Buildings planned to build additional stations at Pioneer Place Park and at Westlake Avenue and Virginia Street in anticipation of the Alaska-Yukon-Pacific Exposition. The comfort station was located below Pike Place; it was accessed via a stairwell adjacent to the Leland Hotel that also connected to a stairwell and walkway incline to Western Avenue. Due to the topography below Pike Place, the comfort station was designed to have direct access from Post Alley. Construction of the comfort station and the lookout plaza included additional regrading of the south side of Pike Street and the construction of the steeply sloping portion of the street that connects to Post Alley, as well as the associated retaining walls and structural supports. The station provided men's and women's restroom facilities with terrazzo floors and an elaborate ventilation system that featured an iron vent shaft with a Corinthian capital that also functioned as a seven-ball light fixture. The paved area above the comfort station provided an outlook plaza overlooking Elliott Bay and Puget Sound. The new comfort station and plaza opened to the public on August 21, 1908.

The Outlook Hotel (a.k.a. LaSalle Hotel), which housed the Outlook Market, was also constructed during 1908. It was the first major building developed by the Goodwin Real Estate Co. along with the Pike Place Investment Company. The Pike Place level

⁴ See Biographical Information below

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and one lower floor level were devoted to market stalls with the three uppermost floor levels above Pike Place providing hotel rooms. The main hotel entrance was from the foot of Pike Street; this was a shared entrance with the Hotel Pike Place (Cliff House), also constructed in 1908. The Hotel Pike Place was actually located on Western Avenue but accessed from Pike Place.

During this period, it appears that the City also constructed several narrow awning-covered arcades adjacent to barricade-type enclosures that surrounded the former site of the York Hotel at the NW corner of Pike Street and First Avenue. This provided some additional shelter for customers along Pike Place. However, during this era the street market appears to have been a somewhat unregulated mixture of wagons, horses, sales tables, produce crates, automobiles and trucks.

The 1908 *Polk's Seattle City Directory* listed a significantly wider range and greater number of food retailers located near the public street market than had been listed the prior year. The various food specialty businesses included: one bakery; seven butter, eggs and cheese outlets; one dairy outlet; four delicatessens; seven fish, oysters and game dealers; one florist; six confectionery and fruit dealers; 17 produce dealers; 8 grocery outlets; 13 meat markets; one pickle manufacturer, two cider and vinegar manufacturers and two dry goods dealers. The market area also included at least ten residential hotels, several restaurants and saloons, a few second-hand shops and four barber shops. From its beginning, the public market attracted a diverse group of Asian and European immigrants including farmers selling from wagons and tables, retail merchants operating businesses located within rented/leased space, local household help, and shoppers and residents living in Seattle and the greater Puget Sound region.

During 1909, a new privately-owned enclosed market building was under construction across Pike Place from the Goodwin-owned properties. In January 1910, the Sanitary Market building opened to the public with great fanfare, reportedly 4,000 people attended the opening event. It was architect-designed and purpose built for the Market Investment Company; the company president reportedly traveled throughout the East Coast in order to develop the most up-to-date modern market building. The building was brick and concrete with four stories at the Pike Place elevation; it was easily accessible and also oriented toward First Avenue, which was served by street car lines from all parts of the city. The separate Pike Place and First Avenue levels had open storefronts and the interior spaces were devoted to the sale of specialty food products. The design of this market was said to be "thoroughly sanitary" due to its concrete floors, concrete and glass counters and display cases, and numerous water and drain connections that made it possible to keep the market stalls very clean.

The Sanitary Market was specifically designed to include a refrigeration plant in the basement as well as refrigerated showcases. Extensive glass windows on the west and east elevations also provided an abundance of light and air circulation. The second floor level above First Avenue was designed for use in the preparation of food items in full public view with food demonstrations samples provided. The uppermost floor level was also intended for cooking and food preparation and provided large storage areas. Like the Goodwin properties across the street, the Pike Place level provided stalls/tables for farmers and truck gardeners. Small specially designed wagons were provided for use by tenants in order to load and unload products into the building and scales were available to customers in order to personally weigh purchases to assure accuracy of sales.

The opening of the Sanitary Market appears to have stimulated additional private development along the east side of Pike Place. During the following months the Kalem Block, Hotel Loftus (Silver Oakum Building) and Triangle Building were all constructed to the north of the new market building. By 1910, the street market stretched northward from Pike Street with a double row of stalls along Pike Place for more than two blocks. Demand was so great that the required width of the stalls was narrowed in order to allow for more farmers. In early 1910 property owners to the north of Stewart Street began to lobby the city for the construction of additional covered farm stalls along the east side of Pike Place and to remove farm wagons due to congestion problems in the street. In October 1910, the City allocated \$10,000 for the construction of additional market stalls to be constructed within the next two months; however, the project (North Arcade/Market House) was not completed until August 1911.

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In October 1910, Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) established a new real estate and development entity - the Public Market and Department Store Co. They assumed management of the Pike Place Market Building [Leland Hotel] and the shed additions constructed in 1907] and the Outlook Hotel and Market. They also announced plans to expand the Pike Place Market Building to the west and upward by several stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades where farm stalls could be constructed by the City.

The Public Market and Department Store Co. proceeded with the initial expansion of the Leland Hotel Building and Main Market (also known as the Fairley Building), which was completed and dedicated in August 1911. The Fairley Building was expanded westward to be flush with the west elevation of the Leland Hotel Building. Two addition floor levels were constructed below the Pike Place level of the Leland Building. Three additional floor levels were added below the Pike Place level of the Fairley Building. The additional floor areas were primarily devoted to retail food merchants.

At the same time, the City preceded with the construction of the North Arcade (also known historically as the Market House) a 375' long market shed located on Pike Place and adjacent to the north end of the Fairley Building. The North Arcade was built within the sidewalk right-of-way and included the construction of a massive concrete retaining wall and bulkhead along Western Avenue. It was a partially open shed structure that provided 74 covered "inside" farmers' stalls along the west side, which was partially cantilevered over the sidewalk level at Western Avenue. The inside stalls or "dry" stalls were five-feet wide and were distinguished from the "Outside" stalls or "wet" stalls that remained in the street. Fresh produce that required water and greater wash down were sold along the east or "wet" side of the sidewalk side of the arcade - in the street. Produce goods including eggs, poultry, fruit and nuts that did not require sprinkling were sold along the west or "dry" side and under cover. The City provided movable iron and sheet-metal tables used by the farmers for display and sales purposes. While, a significant number of additional farm stalls had been added, most farmers continued to sell from "wet" curb-side locations. With the construction of the Market House, the City created the offices of the Market Master (originally called Market Inspector), an assistant and a market janitor. The Market Master was responsible for assigning the stalls and collecting fees (10-cents a day), as well as policing all sales activity to prevent any cheating or fraud. The construction of the Market House included the Market Master's office that was located at the south end of the shed below the sidewalk level and accessible via an ornate stairwell that connected to Western Avenue.

The public market was restricted to "producers" of fresh fruit, vegetables, berries, and other farm or garden products, butter, eggs, cheese, poultry, meats, lard, and preserved fruits and vegetables. Each farmer could only sell his own produce or be represented by a family member or a bona fide employee. There were additional specific restrictions on the sale of meat and fowl. Saturday was the most desirable market day; however, given the lottery system that always occurred the prior day this meant a farmer must also sell on Friday. Farmers typically put up their displays by 8:00 a.m. and stayed until 6:00 p.m. on weekdays. Until 1918, the public market was open until 9:00 p.m. on Saturday nights. The largest crowds came on Saturdays after supper to take advantage of bargains on meats and other perishables that farmers did not want to carry over until Monday.

By the spring of 1912, a particularly substantial and prominent enclosed market building was being rapidly constructed at the NW corner of Pike Street and First Avenue, on the vacant site where the former York Hotel had previously stood. Designed by noted Seattle architect Harlan Thomas⁵ in partnership with Clyde Grainger, the three-story brick and concrete market building included open storefronts at all three exterior elevations, marquees over the sidewalks and five modern cold storage rooms. It

⁵ See Biographical Information below

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was constructed at a cost of over \$50,000 for the Corner Market Company. Cyrus F. Clapp, a well-known Puget Sound real estate investor, was a major shareholder in the company. By late 1912, the Public Market and Department Store Co. had installed two prominent signs on the Leland Hotel building; a large roof-top "PUBLIC MARKET" sign that included a clock and an electrified "FRESH FOOD - MEET THE PRODUCER" sign along the façade of the building.

Given the challenging logistics of getting their produce to the Public Market, farmers began to lobby for an improved modern enclosed market facility. In 1912, they mounted a public initiative petition to fund the construction of 400 additional market stalls to be included in new market hall that would be constructed under Pike Place. The new market facility would be accessible from the Western Avenue side by way of a conveyor system linking it to the waterfront. Due to his doubts about the wisdom of building a subterranean market, Mayor George Cotterill formed a committee to consider the concept; ultimately, he put forward an alternative ordinance and public initiative calling for paving of the street and constructing wide arcaded sidewalks and sales areas on both sides of Pike Place. In March the farmers' initiative was rejected by the voters and the Mayor's passed. Reportedly, work on improved public arcades began immediately.

Around this time, the City also proceeded with the construction of a massive 560-foot long pedestrian footbridge that crossed over Western Avenue and Railroad Avenue. It provided a direct and less arduous connection between the Pike Place Public Market and the central waterfront where the ferry services transported farmers and their goods to and from the Market. It was constructed immediately adjacent to the Leland Hotel (a.k.a. Main Market Building) and the plaza outlook at the foot of Pike Street, where a stairway system had already been in place for several years. The footbridge adjoined the market complex one floor level below Pike Place and connected with the stair system associated with the comfort station that was built in 1908. By this time, it appears that a series of ramps had been constructed within the internal lower levels of the Leland Building in order to provide an inclined access to the market stalls and shops at the Pike Place level.

In conjunction with the construction of the footbridge an open arcade was constructed at the south side of the Leland Building; this area was gradually enclosed and subsequently became known as Flower Row. While built within the public right-of-way, this arcade appears to have been constructed by the Public Market and Department Store Co. under the direction of Frank Goodwin. It was distinguished by steel columns with ornate plaster and sheet metal capitals; a notable design feature that was used within the adjacent Main Arcade and elsewhere in the market complex.

Additional private real estate investment and commercial development continued to take place in the vicinity of the increasingly popular public market. The Maitland Block, located uphill from the new Market House, was one of several older wood-frame hotels along First Avenue that offered furnished rooms; it was demolished and a modern five-story brick and terra cotta hotel building, the Fairmount Hotel was built in 1913.

In 1914, the Public Market and Department Store Co. undertook a major expansion of the Main Market Building (the Leland Hotel and Fairley Building). The Fairley Building was expanded and the upper floor levels of the Leland Hotel were further remodeled. A six-story addition was constructed at the steep bluff to the west side of both buildings; it extended the floor plates out and downward to the edge of the Western Avenue right-of-way. It provided a significant amount of additional interior space, enough for approximately 100 small shop spaces. A labyrinthine system of ramps, stairs and two elevators was built in order to connect the various levels. Farm tables and additional restrooms were added at a new lower mezzanine level near where Frank Goodwin operated the company out of a small cavern-like office. Restaurants, a creamery, butcher shop and grain market were also housed in the addition, as well as a printing plant. The addition to the Leland Hotel was known as the Bakery Building; it appears to have housed the Rotary Bakery, a commercial bakery business that was partially owned by Frank Goodwin. The lowest floor levels included modern refrigerator storage and storage areas for fruit and grains.

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As part of this project, an ornate marquee with an electrified "Public Market" sign was constructed at the Pike Street entrance of the Main Market and Flower Row was expanded westward and partially enclosed. The covered walkway area adjacent to the building facades – the Main Arcade – appears to have been improved at this time with the introduction of steel columns with ornamental plaster and sheet metal capitals decorated with festoons of fruit and clusters of 75-watt incandescent light bulbs, as well as accent lighting along the arcade ceilings. These improvements along with the introduction a long sections of permanent farm tables – all within the public sidewalk right-of-way – appear to have been made by the Pike Place Market and Department Store Co. on behalf of the City, based on the passage of the 1913 initiative. The company and the City appears to have agreed to the installation of permanent farm stalls (low tables) within the public sidewalk area and to open the private arcade areas for public use, essentially leasing the arcades to the City for free public use. Despite these improvements, a significant number of additional local farmers began to sell in the public market and farmers continued to sell from portable tables located along the curb in Pike Place.

In 1915, Arthur Goodwin (Frank Goodwin's nephew) became assistant manager of the Public Market and Department Store Co. as the Goodwin Real Estate Company continued to acquire nearby real estate. In late 1916, the company began to lease the Pythian Building (a.k.a. Bartell's Drug Store Building) at the SW corner of First Avenue and Pike Street. The building was remodeled based on a design developed by Frank Goodwin, reopened and renamed the Economy Market. The ground floor and basement were extensively remodeled in order to add sixty additional public market stalls and five retail stores. The basement level included a wholesale sugar market, another Goodwin family business. Alterations were made to the second floor level including the installation of large plate glass windows at the Pike Street elevation. Traditional stepped marquees were installed at the First Avenue and Pike Street elevations; the original open storefronts at the Pike Street elevation faced onto an open sidewalk. Part of this project appears to have been the installation of a free-standing marquee/canopy at the south side of the level portion of Pike Street that extended westward and curved to connect with the Pike Street entrance to the Main Market building.

In 1917, another attempt was made to pass a bond issue to address over-crowding in the public market; however it was opposed by the Seattle Municipal League and failed. In 1918, due to artificially inflated prices the City established a municipally-owned fish market – City Fish Market – at the foot of Pine Street in the North Arcade. Although the public ownership was short-lived, its salmon-image sign became a tradition. During this period, the Dunn Seed Company Building was constructed at the north end of Pike Place; it provided storage space for farmers and sold a complete line of seeds that became a successful mail-order business. The wooden planks that had paved the foot of Pike Street and all of Pike Place appear to have removed c.1918 and the entire street was repaved with brick. By this time the marquees along the south side of Pike Street and west side of Pike Place – all of which were buildings owned or managed by Pike Place Market and Department Store Co. - included ornamental plantings. The essential streetscape, signage traditions and core market buildings were in place.

Construction and Operation during the 1920s and the Depression Era

In response to complaints from commercial and industrial interests with concerns about traffic flow between the waterfront and the downtown commercial district, the city council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. The council was forced to amend this decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. Consideration was given to expanding the relatively small Westlake Market that had been established at Fifth Avenue and Virginia Street in 1917. However, in April 1921 the council voted in favor of a proposal promoted by the Pike Place Market and Department Store Co. to develop a new six-story market building at the west side of Western Avenue that could be accessed from Pike Place via an elevated bridge over Western Avenue located at the foot of Stewart Street. The Goodwin's proposed leasing the City space for up to 300 farmers' stalls at an annual rate of one dollar with the City responsible for providing lighting and electricity within the public areas, stalls and sidewalk arcades.

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In August 1922, the municipal-built steel market shed known as the Market House/North Arcade was remodeled and reconstructed in order to provide "wet" stalls along the east side, which could accommodate 60 additional farmers. An additional 44 farmers' stalls were also added within the open arcade at the south side of the Leland Building establishing Flower Row. Additional farmers' stalls may have also been temporarily added within the lower level of the Main Market building. Thus, the City began to lease space from the Public Market and Department Store Co. in order to provide inside stall areas and arcaded walkways. Under the lease agreement with the City, the Public Market and Department Store Co exchanged the use of its private property (used as public sidewalks within the arcades) for certain stall spaces – that had already been established as farmers' stalls within the original public sidewalk right-of-way immediately adjacent to Pike Place. Known as "GG stalls" (possibly referring to "Green Grocers or "Goodwin Group") these stalls were located at the east side and the central section of the Main Arcade. They were partially enclosed by partitions and glazed wall panels along the Pike Place side, whereas the farmers' stalls were open to Pike Place. The GG stalls were rented to retail tenants; one of the first to take advantage of this business opportunity was Giuseppe (Joe) Desimone⁶, an industrious Italian immigrant farmer who had begun selling produce at the public market by 1909. The creation of the GG stalls (a.k.a. High Stalls) caused an on-going controversy and legal battles that continued for several more years.

The initial controversy appears to have slowed the Goodwin's plans for the construction of the Municipal Market, the new enclosed market house to be accessed via an elevated bridge at Stewart Street over Pike Place and Western Avenue. The company proceeded gradually with the construction of the Municipal Market; by June 1923, additional stalls had been added in the North Arcade and within the initial bridge portion of the Municipal Market. In March 1924, the Municipal Market was completed. It included hundreds of additional stalls and several small retail spaces along with restrooms, refrigeration units and an indoor "auto park." Two other important buildings were also constructed by private investors during the early 1920s; the Bain Block (Soames Building) adjacent to the Dunn Seed Company building at the north end of the Market and the Outlook Building, a seven-story store and loft building at Western Avenue that was interconnected to the Outlook Market and hotel.

Meanwhile, Mayor Edwin J. Brown began to endorse the construction an entirely new publicly-owned (City-County) market hall. He campaigned for reelection in 1924 promoting the concept of a ten-story concrete building (designed by John Graham, Sr.) that would extend from First Avenue over Western Avenue and Railroad Avenue to the waterfront. It would include a cold storage plant, space for hundreds of farmers, a civic auditorium, a roof garden and observatory as well as space for "infant industries" including a municipal radio station. However, this vision of a new public market facility ended when Brown's reelection effort failed.

In late 1925, Frank Goodwin and his brothers began to work out an agreement with their nephew Arthur Goodwin, who had held the position of general manager of the Public Market and Department Store Co. since 1917, to purchase of the company. A new company known as Pike Place Markets, Inc. was formed with Arthur Goodwin, president; Walter Taylor, vice-president; C.W. Stier, secretary and treasurer and Frank Clifford as assistant manager. One of the principal investors was Giuseppe (Joe) Desimone, a very successful South Park farmer and an astute businessman. The new entity received fee simple title to the Main Market (Outlook, Leland and Fairley Buildings) and the leases on the Economy Market and Municipal Market buildings; however, Frank Goodwin retained title to the underlying land parcels. Arthur Goodwin proceeded immediately with the construction of a new mahogany-paneled business office on the second floor of the Economy Market. This formal office featured a dramatic view overlooking Pike Place, a tile fireplace, huge conference table, bookshelves and a library, ornate light fixtures, carpets and drapes.

⁶ See Biographical Information below

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By the summer of 1926, the Pike Place Public Market was a flurry of commercial activity. That year a peak number of 627 farmers held permits to sell local produce and food items from hundreds of indoor stalls (low tables) that spread along the west side of Pike Place from Flower Row to the Municipal Market and concrete slabs near Virginia Street. The 1927 *Polk's Seattle City Directory* listed a wide range of food retailers selling in the Market, including: nine bakeries; 21 butter, eggs and cheese outlets; five dairy outlets; seven delicatessens; eight fish dealers; five florists; 16 fruit and 10 produce dealers; 16 grocery outlets; 31 meat markets; three poultry dealers; six tea and coffee dealers as well as miscellaneous sausage makers, pickle manufacturers, confectioners, and noodle manufacturers. The market area also housed seed stores; paper bag manufacturers, knife sharpeners, several book printers, three barber shops, five clothing manufactures and dressmakers; and three second-hand furniture outlets. The mix of farmers and retail merchants reflected the waves of Asian and European immigration to the Pacific Northwest over the last several decades and the customers, shoppers and residents of the market area represented all economic levels and social backgrounds.

The economic prosperity of the 1910s and 1920s that stimulated expansion of the Market, as well as major downtown commercial development, occurred in tandem with the increased use of private automobiles and the advent of commercial trucking. By the mid-1920s surface parking lots became a common part of the commercial district or were located on its periphery, many included a small filling or gas station building. By the late 1920s large parking garages were a lucrative and essential part of downtown commerce; some of these garages could store hundreds of automobiles. In addition to the Municipal Market "auto park" two other notable parking garage buildings were constructed within the market area during this era; the Fairmount Garage (J.P. Jones Building) adjacent to the Fairmount Hotel and the Rex Land Co. Garage (Champion Building).

The controversy over the creation of the GG Stalls and the use of public property for private profit lingered into the late 1920s. The Associated Farmers of the Pike Place Market and the Charmed Land Vegetable Growers petitioned the City for the rights to use the GG stall space. After a Superior Court judge ruled that neither the City nor the Pike Place Markets, Inc. had a right to block the public sidewalk with any stalls, whatsoever, and that all of the stalls would have to be removed, the case was appealed to the State Supreme Court. That court overturned the prior ruling on a technicality; thus, the configuration of the GG stalls and the farmers' stalls remained in place. By this time, Arthur Goodwin was considered an expert on the design and operations of both public and private markets: he had published a book on the subject as well as provided advice to numerous municipal and private market entities.

As the era of the Great Depression unfolded the Pike Place Market continued to provide inexpensive food products, social amenities and second-hand goods; increasingly the Market drew shoppers from Seattle and the surrounding region. Inexpensive furnished rooms were available at dozens of older residential hotels near the public market; thus the market area became a close-knit and distinct neighborhood community. In the early 1930s, fewer farmers held permits to sell in the market, most likely due to mortgage foreclosures on farms and the elimination of steamer service to various landings on Puget Sound. However, permit numbers rebounded as local farming proved to a viable way to survive the economic crisis. In January 1935, the Pike Place Market drew 23,000 customers on weekdays and 40,000 to 50,000 on Saturdays. Press coverage during this era acknowledged the success of the Market was due to the unique combination of several large private market buildings operating in combination with a large municipal farmer's market.

Beginning in early 1936, there were renewed disputes over the GG stalls and the Associated Farmers of the Pike Place Market again urged the city council to rectify the situation. In May the agreement between the City and Pike Place Markets, Inc. was renewed with the company agreeing to make additional improvements to the public market in return for retaining control of the GG stall retail area. These improvements included work to remodel the sidewalk area on the north side of the Economy Market.

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The Economy Arcade was subsequently designed by noted Seattle architect Andrew Willatsen⁷ who designed a distinctive ornate cove molding and ceiling lighting system and 44 traditional wooden farmers' stalls were added along the north side. In 1939, several of the Main Market buildings were remodeled with plumbing and lighting improvements made to the farmers' stalls and the old wooden bulkhead under the west side of Pike Place was replaced by a new steel pipe bulkhead. During this period, Andrew Willatsen also designed a new Moderne neon "Farmers Market" sign and entry bay that replaced the older illuminated entrance feature at the foot of Pike Street in front of the Leland Building.

In 1938 artist Mark Tobey, who had become familiar with the Pike Place Public Market when he first lived in Seattle while teaching at the Cornish School in 1922, returned to Seattle to work on a Work Progress Administration art project. He stayed beyond the six-month project and began to actively sketch in the Pike Place Public Market in 1939 and 1940. He spent many days in the Market sketching on small, easy-to-carry pads of Chinese paper and creating images of produce, architecture and especially the people of the Market. Tobey found what he described as "A refuge, an oasis, a most human growth, the heart and soul of Seattle."

Construction and Operation during the WWII Era

World War II brought about drastic changes to the Pike Place Public Market. Only days after the attack on Pearl Harbor, the Sanitary Market was gutted by fire. The cause of the fire was never determined; however, rumors continued to spread that Japanese were involved. The great majority of public market farmers were Japanese and tension grew as there had already been discriminatory behavior over the prior decades. With the subsequent forced evacuation of all people of Japanese descent from the entire Pacific Coast there was a dramatic decrease in farm permits – from 515 in 1939 to 196 in 1943. Scores of market stalls and Japanese-owned businesses stood empty. More than one-third of the evacuees never returned to Seattle or King County and very few farmers were able to recover their farmlands or returned to sell produce in the Pike Place Public Market.

In 1927, Joe (Giuseppe) Desimone had acquired a significant amount of addition Pike Place Public Markets, Inc. stock and became vice-president of the company. By the early 1930s Goodwin had been forced due to financial difficulties to sell additional company stock to Joe Desimone and while Goodwin retained his position as company president, Desimone held the majority of shares. In 1941, Arthur Goodwin finally sold his remaining stock in the Pike Place Public Markets, Inc. to Joe Desimone, who took over as president with the other major stockholder, Paul Caraco, as general manager.

Post WWII Era Decline / Threat of Urban Renewal and Demolition

Joe Desimone served as president of Pike Place Public Markets, Inc. until his death in 1946; however, in 1942 he had a stroke and never resumed active participation in the management of the market complex. His son Richard Desimone succeeded him as president of the company and served in that position until 1974, when all of the company properties were acquired as part of the Pike Place Project. By 1949, only 53 farmers held permits to sell in the public market and by 1950 a new plan to replace the Market was proposed but was met with public resistance. In 1953, the Alaskan Way viaduct highway was constructed; the project necessitated the removal of a portion of the historic pedestrian footbridge that crossed Western Avenue and Railroad Avenue and linked the Market with the central waterfront. With fewer farmers there were fewer customers and in turn, significantly less revenue. As revenues declined so did building maintenance. By the late 1950s the core market buildings were underutilized and deteriorated due to several overarching factors, including: the nation-wide reduction in family farming after the war; the gradual loss of farmlands to housing projects and industrial development; and, the emergence of suburban living in tandem with the

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popularity of the modern auto-oriented supermarket. Despite these factors, downtown Seattle still retained a residential population of elderly and low-income people who continued to frequent the Market for food bargains and other inexpensive goods. Furthermore, the Market continued to feature fresh farm produce and a rich variety of specialty food businesses that attracted other shoppers and tourists as well as local and national notoriety.

In early November of 1961, the Stewart Street Bridge (now known as the Desimone Bridge) and Municipal Market Building were seriously damaged by fire. The Municipal Market building was partially gutted by the fire and subsequently repaired; the remaining bridge structure began to be used as an open parking area. By 1963, a new citywide plan had been developed that proposed the demolition of the entire market area, leveling everything between Union Street and Lenora Street and First Avenue and Western Avenue. Both artist Mark Tobey and University of Washington architecture professor Victor Steinbrueck⁸ expressed early and persistent opposition to the modernization proposals. The demolition was intended to make way for the construction of a modern hotel, high-rise apartments, an open plaza area where a small public market could be rebuilt, several multi-story office buildings and a 3,000-car garage. From this initial vision grew what became known as the Pike Plaza Redevelopment Project. Similar in scope, this refined project would take advantage of federal urban renewal funding to replace what was perceived as "blight" and make the entire area modern, clean and safe. In the wake of the recently held Century 21 Exposition, the Pike Plaza Redevelopment Project was enthusiastically supported by the mayor, influential downtown business interests and a majority of civic leaders, as well as the two major newspapers.

Historic Preservation Advocacy

In July 1964, Seattle City Councilman Wing Luke urged that a "civic development corporation" be formed by supporters of the Pike Place Public Market in order to revitalize the marketplace and rally public support to retain it. Allied Arts of Seattle – a local arts advocacy group – began to work on a plan of action. By September 1964, members of the group had formed a new advocacy organization known as the Friends of the Market; they selected attorney Robert Ashley and architect/professor Victor Steinbrueck to serve as co-chairs. The Friends of the Market (FOM) initially opened a bookstall (and eventually a volunteer and visitors office) in the Economy Arcade. They sold the newly published books, *Mark Tobey: The World of the Market* and Steinbrueck's *Cityscapes* in an effort to raise public awareness and appreciation for the Market. They also organized and financed clean-up projects, distributed information on the history of the Market, held auctions and exhibitions, conducted tours and sponsored events for children. By November 1966, as they lobbied for a formal role in planning for Pike Plaza Redevelopment Project (Pike Plaza Project), FOM sponsored a budget-priced art auction event. Among the auction items was a 1942 tempera sketch that had been donated by Mark Tobey; it had a minimum bid price of \$250.

Advocates for the preservation of the Market promoted their position with articles and interviews in the local press and national magazines and newspapers including *Sunset Magazine* and the *New York Times* began to acknowledge their efforts. In an effort to influence local civic leaders and public officials FOM lobbied for support from the Washington State congressional delegation and First Lady Ladybird Johnson. The organization continued to insist that they be included in the planning process for the Pike Plaza project. As efforts to obtain federal urban renewal funds and to select a project architect progressed, city officials and civic leaders appeared to be in sympathy with the concept of retaining some portions of the public market.

By the summer of 1967, Victor Steinbrueck was hard at work photographing and sketching every nook and cranny of the market in preparation for the publication of *Market Sketchbook* the following year. This book and *Mark Tobey: The World of the Market* would capture the FOM vision of the Market. It was a radical, romantic and realistic concept: that the Market possessed a "whole

⁸ See Biographical Information below

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constellation of values" and that its humble buildings and odd spaces were part of a social and cultural institution where the gathering of people, produce and place embodied something unique, something that could not survive a conventional approach to urban renewal.

In mid-February 1968 five preliminary design proposals for the Pike Plaza Project were presented by the John Morse/Paul Kirk design team. The design team recommended Scheme 21 for which a model was prepared. It featured a renovated and expanded Main Market building with a copper roof, a 29-story hotel, four apartment towers averaging 28 stories in height and a 30-story apartment building intended for low income and elderly residents. The complex also included some 300,000 sq. ft. of office space, an ice rink and parking for 4,000 cars. While some of the buildings at the west side of the curve of Pike Street and Pike Place would be retained, the remainder of the buildings in the 22-acre urban renewal area would be demolished. The FOM responded with a position paper calling for the establishment of a "committee or commission" that would oversee work on the historic buildings in order to "further the established character" of the Market. They insisted that more farmers' stalls be retained, that there be additional low-income housing and that current merchants be guaranteed affordable rents. They believed strongly that more buildings should and could be restored and reused.

The Friends of the Market continued to articulate the radical concept of preserving not only the modest vernacular buildings that typified the Pike Place Market but the market community as a whole. By September 1968, the Pike Plaza design scheme had been revised to address some of the FOM concerns. A revised Scheme 23 included retention of some of the older hotel buildings and the possible retention of others, as well as a reduction in the scale of the high-rise towers. Despite these revisions, the delicate character of the market area remained threatened. In the fall of 1968, FOM began a petition drive and held public meetings in anticipation of City Council hearings to adopt the revised urban renewal plan. Known as the "Let's Keep the Market" campaign, the FOM eventually gathered 53,000 signatures in support of its far-reaching approach to the project. These efforts drew the attention of the National Trust for Historic Preservation. Scrutiny was given to national historic preservation trends and other similar local historic districts, for which there were very few examples or precedents. Support arrived from an astonishing range of individuals and organizations both locally and nationally as small financial donations and offers of assistance increased.⁹

Despite these efforts and after some thirty-three and half hours of public testimony before Seattle City Council, including the delivery of the citizens petition, the council voted 7-0 in favor of Scheme 23. Fortunately, all federal urban renewal funding was frozen in the fall of 1969. Thus, the FOM had nearly eighteen months to continue to lobby elected officials and Housing and Urban Development (HUD) representatives. In February 1970, FOM were successful in nominating a 17-acre historic district to the National Register of Historic Places before the Washington State Advisory Council; however, the Pike Plaza Project proponents were able to have the decision overridden and the district boundaries was reduced to the 1.7 acres prescribed in the Council-approved scheme. Despite uncertainty over the future of the Market, farmers and shoppers frequented the daystalls, new start-up small businesses opened (including a whole bean coffee business called Starbucks and a kitchen supply shop known as Sur la Table), long-established enterprises continued to operate and empty daystall spaces began to fill with craftspeople.

By February 1971 FOM was also busy staging weekly lunch hour demonstrations in front of City Hall and picketing the regional HUD offices, as well as the offices of the Pike Plaza investment group members. With rumors that \$7 million in federal urban renewal funding would be released, in early May the FOM began to quietly prepare language for a daring citizen's ballot

⁹ A complete accounting of local and national support for and donations made to the Friends of the Market is available within the 4.33 cubic feet of records housed in the *Friends of the Market Records 1963-1971* located at the University of Washington Libraries, Special Collections (Manuscript Collection No. 1985).

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initiative. The initiative measure sought public approval of a 7-acre historic district (within the 22-acre urban renewal area) to be regulated by a specified historical commission that would be responsible for reviewing and approving all improvements and for the preservation of the "established character" of the Market. Draft copies of the public initiative petition reveal that serious thought was given to the composition of the historical commission; ultimately it would include representatives of three organizations that had been strong preservation advocates (FOM, Allied Arts and the local AIA Chapter) as well as residents, business owners and property owners.

In mid-May 1971, the organization proceeded with an extraordinary initiative petition drive. Within a month, FOM collected 25,639 signatures, well over the 16,000 required to place public Initiative Petition No. 270105 on the November ballot. The campaign to "Keep the Market" took on a national perspective as major U.S. daily newspapers and magazines covered the threat to the Market and the nature of the public initiative and historic preservation issues.¹⁰ The campaign occurred at a crucial point when the hard lessons of wholesale urban renewal had become evident and the modern historic preservation movement was in its infancy.

FOM was joined by a newly-formed advocacy group known as the Alliance for a Living Market; together they mounted a giant cadre of volunteers who door-belled entire neighborhoods and distributed literature on street corners. They had to counter the efforts of the City of Seattle - Department of Community Development, the local agency managing the urban renewal project, as well as the well-funded Committee to Save the Market. This group purported to be a "citizen's committee" of market merchants and property owners although it had questionable ties to both city government and downtown business interests. They argued that the only way to "save" the market was via the approved scheme with the allocated urban renewal funds that would not otherwise be available. Late in the hard-fought campaign FOM needed to finance television spots; the organization was able to use 29 of 30 lithographs that had been generously donated by Mark Tobey as collateral to secure a bank loan that funded the subsequent television ad campaign.

On November 2, 1971, Seattle voters understood the difference between "keeping" and "saving" the Pike Place Public Market and the public initiative measure was approved by a substantial margin. Elected on the same ballot were several new city council candidates who had supported the measure and would provide civic vision as Seattle became a leader in local historic preservation efforts.

Mayor Wes Uhlman and City officials quickly set in motion the adoption of the Ordinance No. 100475 that established the local historic district and historical commission and began the complicated task of rewriting the entire urban renewal plan. The City did not pursue a continued legal fight as urged by the Pike Plaza Project proponents but instead worked to obtain and redirect the urban renewal funds toward a revised urban renewal plan known as the Pike Place Project. The federal funding was ultimately

¹⁰ National press coverage acknowledging the historic preservation controversy and expressing support for the unique public initiative campaign was widespread and included: "Seattle Soft Sell - City's Pike Place Mart Wins Hearts" *The New York Times* (June 4, 1967); "Pike Place Market vs. Urban Renewal" *Preservation News* (February 1969); "The Battle in Seattle" *Newsweek* (May 17, 1971); "Pike Market Part of National Battle" *The New York Times* (written by Ada Louise Huxtable and reprinted in *Seattle Post-Intelligencer* June 6, 1971); "Seattle's Pike Place Market" *Gourmet* (June 1971); "Urban Renewal Threatens Seattle Market" *The New York Times* (July 28, 1971); "Seattle's Pike Place Market" *Sunset* (September 1971); and, "If Pike Place Goes, So Goes Seattle's Soul" *The Washington Post* (September 25, 1971). National press coverage continued after the passage of the initiative and during the subsequent rehabilitation/urban renewal project.

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obtained and multiplied to nearly \$60 million in urban renewal and housing funds, obtained in great part due to the strong support and influence of U.S. Senator Warren G. Magnuson.¹¹

Urban Renewal Era Rehabilitation & Restoration

The Pike Place Market Historical Commission began almost immediately to create detailed guidelines that would be used for review and approval of all rehabilitation and restoration work and the establishment of priority uses within the historic district. The Pike Place Project took shape as the City completed the purchase of fourteen buildings within the district, the majority of which remained in the ownership of Pike Place Public Markets, Inc. and company president Richard Desimone. The Pike Place Market Preservation and Development Authority was created in 1973, as a non-profit corporation chartered by the City of Seattle to serve as property manager and steward of the publically-owned buildings within the district. Six historic properties and three other land parcels within the district remained in private ownership but were subject to the provisions of the historic preservation ordinance, and the design and use guidelines.

By January 1974, the final urban renewal plan, historic preservation plan and design report had been completed and approved by City Council, but not without extensive scrutiny, further revisions and some continued discord and criticism. By then, FOM had successfully lobbied for the boundaries of the National Register historic district to be readjusted to match those of the local historic district. In September 1974, architect George Bartholick¹² was selected to guide the major rehabilitation of the Main Market buildings including the Leland-Bakery Group, Fairley Building, Flower Row, LaSalle-Outlook Group, and Economy Market. Numerous other notable local architects (including Fred Bassetti, Ibsen Nelson, Arnie Bystrom and Ralph Anderson) guided the rehabilitation of other publically-owned and private properties; all of the projects were subject to the scrutiny of the Pike Place Market Historical Commission. Between 1975 and 1984 major rehabilitation projects using Urban Renewal and/or HUD funding or private funding were completed involving 24 historic properties within the district. Pike Place was repaved with traditional brick and side streets were repaved with historic cobblestone along with traditional granite curbs. A variety of public amenities were also restored or constructed in the public areas including an information kiosk and canopy at the Pike Street entrance. During this era five (5) entirely new buildings were constructed within the boundaries of the historic district on vacant parcels or replacing historic buildings that had been deemed to be too altered or deteriorated to rehabilitate or adapt to modern use.

All of the rehabilitation projects and new construction work underwent a rigorous design review and approval process before the Pike Place Market Historical Commission according to carefully developed use and design review guidelines mandated by a strict local historic preservation ordinance. As rehabilitation work and new construction gradually proceeded, long-time Market merchants and residents, farmers and craftspeople were temporarily relocated and opportunities were created for new innovative, owner-operated businesses. Over 500 housing units, ranging from subsidized low-income to high-priced condominium units, were rehabilitated or created throughout the Market. The Market Foundation was subsequently established in order to sustain the preservation of the low-income Market community by providing support for Market-based social services including a childcare center, medical clinic, food bank and senior service center.

¹¹ Warren G. Magnuson served in the U.S. Senate from 1944 until 1981; he was one of the most influential and powerful senators in Washington State history. As both a member and subsequent chairman of the Senate Appropriations Committee, he played a highly instrumental role in obtaining funding for the Pike Place Project.

¹² See Biographical Information below

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Social, Cultural and Political History of the Pike Place Public Market

The century-long social history of the Pike Place Public Market involves a tremendously diverse ethnic and cultural mix of residents, farmers, shoppers, merchants, and tourists. Since its inception, shoppers and visitors from all income levels and social backgrounds have frequented the market in order to purchase everything from fancy fresh produce and gourmet specialty food items to day-old bread, inexpensive groceries and second-hand goods. Market farmers and merchants have hailed from many different nations, speaking many languages – a distinct reflection of the on-going waves of immigration to the Puget Sound and Pacific Northwest region.

By 1907 when the initial street or curb market along Pike Place was first established, there were some 3,000 small farms scattered throughout King County in addition to thousands of farms located on nearby Puget Sound islands that were linked to Seattle via 'Mosquito fleet' steamers and ferries. Farmers hailed from various then small and isolated communities including South Park, Riverton, Allentown, Duwamish, O'Brien, Kent, Auburn, and Algona. While many of the farmers were native-born Americans, a significant number were recent immigrants, mostly from northern and southern Europe along with a growing number of Japanese and some Chinese and Filipino farmers. The Italian farmers were primarily clustered in the Rainier Valley and near the Duwamish River while the majority of the Japanese farmed along the White River and the Scandinavians were often cultivating land near Puget Sound. Thus, from its beginnings the Pike Place Public Market reflected the broad cultural patterns of immigration to America.

As the farmers' market on Pike Place evolved into a larger complex of market buildings with "inside" and "outside" farmers' stalls, it rapidly became a place where people of all economic, ethnic and social backgrounds interacted in a mostly harmonious way. During the early years, Pike Place Market farmers, merchants, shop owners and area residents are known to have hailed from Spain, China, Japan, Italy, Mexico, Norway, Sweden, Denmark, Great Britain, Ireland, Russia, the Philippines, France, Germany, Slovenia, Bolivia, Greece, and Turkey; this tradition continues today as persons of Middle-eastern, Vietnamese and Laotian descent have joined the mix. The Market was a place where one could easily rent an inexpensive small retail space or a farmers stall. It has been a place where a limited English vocabulary is sufficient. Sign language and a simple marketing vocabulary were easily picked up by newly arrived immigrants who came to sell - often to their fellow immigrants. News stories during the mid-1930s noted that thirty-nine nationalities were represented in the marketplace. Even into the 1940s long-time merchants spoke multiple languages; long-time meat market owner Dan Zito regularly spoke Polish, Russian, Bohemian, Slavic, and as he said "fairly good English."

In 1915, as World War I divided Europe the *Seattle Star* described the remarkable cultural mix and harmony of the market where Smith's English Bakery was directly across the aisle from the Kiaska German Delicatessen; the writer noted "...never a loaf of bread flew from the English bread cases to the German counter." However, early in the history of the Market racial tensions and fears due to competition from industrious immigrant Japanese farmers began to surface. In 1910, as the growing number of Japanese farmers began to cause concerns, a City Council committee considered adopting an ordinance that would have given preference to American citizens in the assignment of stall space. However, the Japanese Consul and the Seattle Chamber of Commerce intervened to stop the proposal. In 1912, a new system for the allocation of farmer stalls (tables) and the collection of fees was instituted. The new system involved two rolls of tickets that were printed daily with each ticket bearing a stall number; the stall numbers were randomly printed. One roll was used to assign the 'inside market' or the dry row, for the sale of products that did not require water sprinkling. The other roll was used to assign the 'outside market' or the wet row, for the sale of vegetable products that needed to be sprinkled in order to be kept fresh. The most prized stalls were the low numbered stalls nearest Pike Street where the pedestrian traffic was highest. Each day a ticket was distributed and the fee taken for the following day. Initially, the Market Master used a system that segregated the Japanese farmers and denied them the prized locations. By 1914, on an average day, Japanese farmers filled up more than half of the stall spaces. They protested and the Market Master

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agreed to use a truly random method. This incident would foreshadow the unpleasant turn of events that would impact the Market in 1941. A report prepared in 1918 by the Office of Farm Markets regarding farmers markets in Washington State described the "Inside Market" as being primarily occupied by American farmers living on diversified farms and raising a wide variety of products and the "Outside Market" as being almost exclusively used by Italian and Japanese market gardeners, as they preferred to be on the street where they could wash and sprinkle their vegetables and the handling of bulky goods was easier.

Tuesday was a traditional day off for servants who worked in Seattle households; many of them were the daughters of Scandinavian, Italian and Japanese farming families. The Market became a focal point for off-duty social life where young single immigrants could visit with friends and family, frequent coffee and tea shops and lunch counters overlooking Puget Sound, and promenade the many passageways. A remarkable number of market merchants and small shop owners were Sephardic Jews, descendants of Jews who settled in the eastern Mediterranean after having been driven from Spain in 1492. Most of those who had settled in Seattle in significant numbers by 1913 came from the Island of Rhodes or from the areas around the Sea of Marmara; thus, they spoke Turkish and Greek as well as Ladino, a Romance language derived from Spanish and Hebrew. They operated and staffed fish markets (i.e. City Fish Market - David Levy), fruit stands (Jacob Feinberg, Sanitary Market), and specialty shops (Dr. Sussman Optical Co.).

While some farmers would merely unload their produce at an assigned stall there was competition in produce display methods. These methods grew to become a well-established market tradition. Farmers who were accustomed to county and state fairs in the Midwest began to arrange their goods in elaborate patterns and Japanese farmers liked to carve their radishes and turnips into roses; this spurred Scandinavian and Serbian farmers to create elaborate table displays of sculpted root crops. These elaborate displays were a tool to attract customers; one observer noted that the "market gardeners" (Italian and Japanese farmers) created particularly attractive displays that were far superior to the ranchers who were selling meats, eggs and dairy products. The Japanese farmers and bag merchants established another long-used tradition of displaying prices on propped up paper bags, using black ink in a traditional sumi painting style. Thus, the Market became well-known for its colorful displays of fruits, vegetables, meats and dairy products as well as the pleasant odors and noisy activity that were a distinctive part of the market experience.

There are innumerable examples of individuals who went on to great business success after beginning as farmers or as operators or employees of small independent specialty shops in the Market [i.e. Manning's Coffee Shop, Tradewell Grocery Stores, Starbucks Coffee, Sur la Table]. Among the industrious Italian immigrants who came to work in the Market, the tale of Giuseppe (Joe) Desimone¹³ stands out. He began selling his produce grown on leased South Park farmland in the public market by 1909. In late 1925, Arthur Goodwin established the new market ownership entity known as Pike Place Markets, Inc. and Joe Desimone was one of its principal investors. By 1927, he had acquired a significant amount of stock and became vice-president of the company and by the early 1930s he held the majority of company shares. In 1941, Arthur Goodwin finally sold his remaining stock in the Pike Place Public Markets, Inc. to Joe Desimone, who took over as president, a position he held until his death in 1946. His son, Richard Desimone, succeeded him as company president and served in that position until 1974, when all of the Pike Place Markets, Inc. properties were acquired as part of the Pike Place Project.

In 1928, Italian immigrant Angelina Mustelo opened a small grocery store at a lower floor location in the Leland Building. Her daughter Mamie-Marie worked as a clerk there, where she met a recent young Italian immigrant who delivered bread to the shop - Peter Ramond De Laurenti. After Mamie-Marie and Peter married in 1930, they bought out Mrs. Mustelo and established Pete's Italian Grocery (De Laurenti's), a specialty shop which became a Seattle institution. The shop eventually moved to a

¹³ See Biographical Information below

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prominent location in the Economy Market where they continued to introduce shoppers to unique imported Italian products and Italian cuisine.

Since its establishment, shoppers from all income categories and social strata have also frequented the Market. Reportedly, on the first day of the street market a group of wealthy socialite women were there with their baskets and part of the scramble to buy vegetables directly from the farmers off the backs of their wagons. The *Seattle Star* noted in an article published on October 1, 1915 and entitled "Where the Rich and the Poor Rub Shoulders" that while the wealthy shopper had the ability to buy the freshest of vegetables and most expensive cuts of meat, there were bargains available to shoppers of all means. The writer stated that "Rich and poor here gather daily in a never-ending stream of basket-laden folk seeking the elusive food bargain." Most farmers arrived by horse drawn wagon, truck or via steamer or ferry; shoppers typically arrived by foot or via streetcars from outlying neighborhoods although some were transported by chauffeur-driven limousines. By 1918, at least two delivery service companies operated in the Market transporting purchases to customer's homes.

The earliest photographic images of the Market document a chaotic mixture of wagons (horses were stabled nearby), automobiles, and delivery trucks. Pike Place had been regraded and paved with planks in order to make it accessible to vehicles and safe for street market purposes. As market halls/buildings were constructed and the number of farmers, merchants, and shoppers increased so did the number of vehicles. While at least six streetcar lines ran near the public market and functioned to transport customers to and from city neighborhoods, by the late 1910s complaints about traffic and unsafe conditions along Pike Place increased. The congestion caused by the 'wet row' farmers, wagons, and automobiles in the street precipitated the earliest efforts to relocate or improve the market complex. By 1919, Pike Place had been entirely repaved in brick to better accommodate vehicular traffic, as well as address sanitary and safety issues. While all of the farmers were relocated to "inside" stalls by 1922, controversies over congestion caused by the mixture of people and vehicles has continued to the present day. Despite good public transportation, provisions for customers parking became a necessity by the mid-1920s. A promotional brochure published in the late 1920s pointed out the convenience of the "Auto Park" and gas station at the rear of the Municipal Market Building; it provided space for 300 cars and could accommodate up to 4,000 cars during a day. Two other close by parking garages serving the market were also constructed during this era.

Small residential hotel buildings were an essential part of the downtown commercial core and the public market area dating back to before the establishment of the farmers' street market. These hotels provided convenient and inexpensive housing for newly arrived city residents, working class residents who preferred living downtown, and temporary housing for seaman, longshoremen, and farmers. As the Market evolved, the presence of residential hotels contributed to the diversity of shoppers and merchants within the market place. Ultimately, low-income and working-class downtown residents sustained the Market during its years of decline during the 1950s and 1960s. An essential part of the argument to preserve the Pike Place Public Market revolved around the need to sustain and continue to provide housing, inexpensive food products and goods, and social services to these traditional populations.

Tourism was also an essential part of the downtown commercial core and public market area. Dozens of tourist hotels – many constructed in anticipation of the 1909 Alaska –Yukon –Pacific (AYP) Exposition, which drew some 3.7 million visitors – were located within blocks of the Market. Edward Mott Woolley, a nationally known writer for *McClure's Magazine*, wrote an article for the January 1918 issue entitled "Seattle: The Wonder City of the West" and stated, "Seattle seems to have neglected no branch of municipal thinking. I found some of the most attractive markets I have ever seen." The September 1920 visit of Mrs. Belmont Tiffany, a well-known New York City society leader, author, and horticulturist was heralded in the local press. During the 1920s, Arthur Goodwin further improved the appearance of the Market with the installation of elaborate flower boxes above marquees and updated lighting and signage including the installation of the main market neon sign with a prominent clock. He also published and distributed brochures with testimonials from national and international visitors praising the uniqueness of the

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Market. He noted that Katherine Fullerton Gerould wrote in *Harper's* (March 1925 issue) that "If you really wish to make any Eastern housewife happy, you only have to turn her loose in the Public Market of Seattle...I have a weakness for markets and, from Paris to Washington, D.C., I have been known to haunt them for mere pleasure. Never anywhere has my mouth so watered or my spirit so cried out...as in the Seattle City Market." Goodwin promoted the market by quoting an editorial written by Richard Spillane that was published in the *Philadelphia Ledger*: "Possibly New York, Philadelphia, Boston, Chicago and other cities east of the Mississippi could learn a lot by sending earnest men to such cities as Los Angeles and Seattle - *Seattle especially* - to study the market systems of these municipalities."

With the advent of the Great Depression, the Pike Place Market - which had long been a place where one could find inexpensive high-quality food products, social amenities and second-hand goods - became an even greater draw for customers looking for a deal and for individuals who returned to growing produce for a livelihood. Increasingly the Market drew shoppers from Seattle and the surrounding region and became an even more closely knit community and a distinct neighborhood made up of people from many different walks of life. In the early 1930s, the number of farmers holding permits to sell in the public market had decreased due to mortgage foreclosures on farms and the elimination of steamer service to various landings on Puget Sound. However, permit numbers rebounded as local farming proved to a viable way to survive the economic crisis; in 1932, 628 permits were issued - an all time high. By January 1935, the Pike Place Market drew 23,000 customers on weekdays and 40,000 to 50,000 on Saturdays. Throughout the remainder of the decade the Market - filled with hundreds of farmers and merchants from around the globe selling an enormous array of products - was a true melting pot. A *Seattle Times* writer marveled in 1936 at the 39 different nationalities selling in the Market and the contrasting array of products and merchandise sold: Chinese chop suey; Swedish lingonberries and fiskepudding; huge slabs of traditional golden English butter; Japanese-grow lettuce and tomatoes; huge white cauliflowers; fat frankfurters; baby chicks; the second-hand book stall; the small public library; the post office; and the rows of flowers. In the late 1930s, Mark Tobey spent days in the Market sketching images of the produce, the architecture, and in particular the people, describing the place as "A refuge, an oasis, a most human growth, the heart and soul of Seattle."

Japanese farmers had been very much a part of the Market since its inception. They were particularly hard-working and skilled at making small plots of leased land very productive. State law prohibited foreign ownership of land and essentially forbid Japanese immigrants who could not become citizens from owning farmland. Despite these limitations, their success and outright competition had aroused hostility in the early 1910s. Arthur Goodwin was vocal in his support for the presence of Asian and Oriental farmers at the Market; he knew that they grew the largest quantities of produce and that they knew how to display and sell it. However, the Washington State legislature and then the Congress in 1924 passed the Asian Exclusion Act aimed at blocking the ability of aliens to even lease land and ending Asian and Oriental immigration. Many of the Issei - first generation Japanese - were forced to place the title to their land in the names of Nisei - second generation children or in the hands of supportive non-Japanese friends or neighbors. Due to these acts there was a significant decrease in the Japanese population in the State; however, the Market continued to be populated by successful Japanese farmers and merchants into the late 1930s.

World War II brought about drastic changes to the Pike Place Public Market. Only days after the attack on Pearl Harbor, the Sanitary Public Market was gutted by fire. The cause of the fire was never determined; however, rumors continued to spread that Japanese were involved. The majority of farmers selling at the market were of Japanese descent and tension grew as they became the objects of suspicion and outright hatred. As relocation rumors spread banks cut off their credit fearful that crops might not be harvested. With the subsequent forced evacuation of all people of Japanese descent from the entire Pacific Coast in May of 1942, there was a dramatic drop in farm permits - from 515 in 1939 to 196 in 1943. Scores of market stalls and Japanese-owned businesses stood empty. More than one-third of the evacuees never returned to Seattle or King County and very few Japanese farmers were able to recover their farm land, continue to farm or return to the Pike Place Public Market.

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In the late 1920s, Filipino immigrants who were exempted from the exclusion acts began to arrive in King County in increasing numbers. During the Depression-era many became migrant workers working through labor contractors and following crop harvests from Alaska to California. As they tired of seasonal migrations, some Filipinos began to work on King County farms for earlier immigrants – like Joe Desimone – and for Japanese farmers who prospered despite hardships. However, with the removal of the Japanese to internment camps, the Filipinos farmworkers were called in to harvest crops that the Japanese had planted. With loans from the Farm Security Administration they were able to establish farmsteads of their own and became a much greater presence in the public market, but not with some racial hostility directed towards them during the war. However, during the subsequent two decades farmlands in the river valleys in south King County were ultimately impacted by industrial development and suburban sprawl. As the public market struggled to survive through the 1960s, a decreasing number of Filipino and Italian farmers – many who were second generation Market farmers – continued to sell produce on the “wet” and “dry” low tables. This pattern continued until the post-Vietnam War era when newly-immigrated Southeast Asian farmers began to sell produce and flowers in the Market.

Even as the public market activity decreased and the buildings began to seriously deteriorate in the post-WW II era, a four-page illustrated article in the *Seattle Times* “Pike Place Market, a Seattle Show Spot” described its enduringly diverse social and cultural character. Nearly 100 bona fide farmers continued to sell scrubbed and hand-polished vegetables in daily rented stalls, including: Nick Giglio who first came to the Market in a horse-drawn wagon when it opened in 1907; C.L. Primero who sold winter radishes weighing up to two pounds grown on his farm near Kent; and Kenny Arita with a beautiful display of hundreds of cucumbers. The article also highlighted: George Waham and Mrs. Emma Colisurda at their adjacent dry stalls in the North Arcade where they both sold jumbo-size eggs, rabbits and poultry; stakes of fresh Italian-French bread baked and sold at one of the three bakeries in the Market; and the Scandinavian specialty store with its cases of domestic and imported cheese. Pete De Laurenti was shown in front of a wall of olive oil cans and galvanized buckets filled with dried beans, peas, and pasta products. Sol Amon was shown packaging shrimp behind a tantalizing display case full of fresh seafood including oysters, octopus, and Norwegian lutefisk and Ella and Nora Miller were shown measuring teas and spices from around the world. There was a rummage hall located downstairs along with dozens of retail shops that sold everything from English and Austrian antiques to exotic birds and second-hand records. Among the twelve restaurants and cafes operating in the Market was Manning’s (established 1908) with its spectacular view and the Turkish Cozy Corner, a “hangout” for many market merchants.

Political Controversies

The century-long social history of the Market has also been characterized by political controversies involving the merchants, farmers, day-stall tenants, and the management of the Main Market complex. The Pike Place Public Market originated from the political controversy and demand to eliminate commission house middlemen due to the low prices that farm producers were receiving and the high prices customers were paying for their products. Thereafter, political issues have time and again arisen – most often over spatial allocations, rental rates, and the complicated operations of a public farmers’ market in conjunction with a large privately-owned and labyrinthine retail complex that has continued to house hundreds of farmers and small owner-operated retail businesses.

Early on, customers began to complain about vendors who weighed down bags by various means (sand, grave, paper, hands on scale) to increase the sales price or concealed poor quality produce in the bag. The Market Master became responsible for alerting customers and disciplining farmers and vendors who could be denied selling space. Scales were a frequent source of complaint; eventually both the Market Master, as well as representatives from the City Department of Weights, made periodic checks to ensure their accuracy and Frank Goodwin provided a free scale specifically for customers to use themselves.

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The allocation of farmers' stalls or farm table space was - and has remained - one of the greatest and longest lasting political controversies in the Market. In response to complaints from commercial and industrial interests who were concerned about the traffic flow between the waterfront and the commercial district, the City Council passed an ordinance revoking the rights of farmers to use Pike Place for produce stall purposes after September 1920. However, the Council was forced to amend that decision due to public outcry and agreed to allow the use of Pike Place by farmers until alternative space could be provided for them. The City Council did not want to bond the City for the construction of a new or modernized market place, so they instead entered into an agreement on September 20, 1921 with the Pike Place Market and Department Store Co. The agreement gave the company - among other things - the right to construct an addition (the Municipal Market Building, now demolished) and to make certain changes to the established arrangement of farmers' stalls. Principal among these changes were the addition of 44 stalls at the south side of the Main Market that became known as Flower Row (as well as the additional inside stalls in the North Arcade and the new Municipal Market building). Most importantly, the company retained the right to use 1500 sq. ft. of space within the Main Arcade to the east side of the Fairley Building.

Known as the GG stalls (possibly referring to "Green Grocers or "Goodwin Group"); these stalls were then rented to retail tenants/produce dealers, not farmers. The company believed and the City Council concurred [Ord. No. 53813 - Pike Place Farmers Market Ordinance for Addition and Extension] that the creation of the GG stalls (a.k.a. High Stalls) was a fair trade since the company constructed over 100 new inside stalls, provided improved refrigeration equipment, and ultimately relieved the traffic problems on Pike Place. However, the creation of the GG stalls caused a serious and still on-going controversy. The Associated Farmers of the Pike Place Market was founded and aggressively lobbied City Council for several years with no success; the legal battle with the company, then known as Pike Place Markets, Inc., ended up in King County Court where the judge determined that neither the farmers nor the company had a right to use the public sidewalks. The City and the company appealed the ruling to the State Supreme Court. Meanwhile, there were citizen efforts and then City Council actions trying to rectify the problem. The City Council rushed through an ordinance vacating the public portions of Pike Place where the stalls were located, the company built more stalls at the north end of the Market and the company was again granted permission to use the GG stall area. Ultimately, on March 20, 1930 the State Supreme Court overturned the lower court ruling on a technicality; however, by this time the country was in the midst of the Great Depression. In 1936, the Pike Place Markets, Inc. negotiated a new lease agreement with the City and due to the on-going issues over the GG stalls the company was forced to add additional farm tables in the Economy Arcade.

Various plans were repeatedly put forward by politicians or via ballot measures to change or demolish the public market and construct of a modern or more sanitary public facility. In March 1913, Seattle voters rejected a \$150,000 ballot measure that would have funded the construction of a new market hall under Pike Place and a conveyor system serving it from the central waterfront. After the defeat of this measure a new footbridge was constructed over Western Avenue and additional arcades were constructed along Pike Place. By 1917, overcrowding along Pike Place led to the submission of an initiative proposing a \$600,000 expansion of the facility; the Seattle Municipal League was successful in their opposition to the public expenditure and it failed. Between 1924 and 1926, Mayor "Doc" Brown tried to promote the construction of a major new City-County public market building that would have extended from Pike Place to the waterfront, but failed and was voted out of office. By 1950, as the Main Market complex began to suffer from decay and the loss of farmers in the Post-war era, Mayor Harlan Edwards' promoted plans to build a modern 7-story parking garage on the site of the Pike Place Public Market; however, these plans were met with public resistance.

By 1963, with the advent of federal urban renewal funding the City of Seattle proposed a major urban renewal project to replace the Pike Place Market with the construction of 3,000 car garage, several high-rise office towers, and a modern hotel. In the wake of the recently held Century 21 Exposition, the Pike Plaza Redevelopment Project was enthusiastically supported by the mayor, influential downtown business interests and a majority of civic leaders as well as the two major newspapers. This plan spurred

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the founding of the Friends of the Market (FOM), a grassroots organization that was ultimately successful in stopping the final revised urban renewal plan [Pike Place Plaza Project] that was adopted by Seattle City Council in June 1969. Through an extraordinary initiative petition drive, the group mounted the "Keep the Market" citizen's initiative, which took on a national perspective as major U.S. daily newspapers and magazines covered the threat to the Market and the nature of the historic preservation issues. The campaign occurred at a crucial point when the hard lessons of wholesale urban renewal had become evident and the modern historic preservation movement was in its infancy. On November 2, 1971, Seattle voters approved the public initiative measure by a substantial margin. In January 1974, City Council approved the final urban renewal plan [known as the Pike Place Project], which was focused on the preservation and rehabilitation of the Pike Place Market Historic District.

BIOGRAPHICAL INFORMATION (individuals listed in alphabetical order)

The following individuals are identified below due to the instrumental roles they each played in either the establishment and/or operation and/or historic preservation of the Pike Place Public Market.

George R. Bartholick (1921-1998) was born in Bellingham, Washington. After graduating from Bellingham High School in 1939, Bartholick attended the University of Washington in pursuit of a bachelor's degree in architecture. At the onset of WWII, Bartholick left school to serve in the Air Force until 1945. He returned to study at the University of Oregon in 1946 where he received his degree in 1950. Bartholick practiced architecture in Holland, Sweden and Switzerland until 1954. While in Europe, he studied various styles of architecture and urban planning. These influences led to the development of a distinct "Bartholick" style, in which structural design harmonized with the surrounding landscape.

After returning to Bellingham in 1956, Bartholick designed many small commercial, residential, and public projects primarily in northwestern Washington. In the 1970's, Bartholick established an office in Seattle where he collaborated with architects Ibsen Nelsen and Fred Bassetti. Bartholick is best known for larger projects focused on remodeling existing buildings and the planning of future additions, rather than the construction of new buildings. These projects include: Western Washington State College/University Long Term Planning & Old Main Remodel (1963-1979) involving the central and academic reserve area plans for WWU; Whatcom Museum/former Bellingham City Hall renovation/reconstruction; the Woodland Park Zoo (Seattle) Remodel (1969-1974); and Fairhaven Historic District Revitalization Plan (1979-1980).

His work on the restoration of numerous buildings in the Pike Place Public Market (1974-1980) is certainly his best known project. He compared the project to restoring a mountain meadow so that if the work "is done well, no one is aware of the presence of new hands." Bartholick's team carefully documented the surviving and heavily deteriorated buildings, worked closely with multiple public agencies and interest groups, choosing paint, tile, and construction materials that would mesh with the tradition and character of the Market environment. In 1985, he was awarded an American Institute of Architects National Honor Award for the project; the judges commended him for resisting "the temptation to transform the eclectic jumble of buildings into a cute and contrived urban playground."

Bartholick retired in the early 1990s and returned to Bellingham. In 1993, he began serving as an instructor in Architectural Design and Planning at the University of Guanajuato, Mexico. In 1995, he was elevated to the AIA College of Fellows. Bartholick passed away in Bellingham on August 31, 1998. His collection of drawing and papers – including important records that document the Pike Place Market complex – are housed at the Center for Pacific Northwest Studies at Western Washington University.

Giuseppe (Joe) Desimone (1880-1946) was born about 40 miles east of Naples in the Province of Avellino in southern Italy and arrived in America at Ellis Island as a stowaway in 1897. After working briefly in New York City, an uncle encouraged him to come to the Puget Sound region where he initially settled in an Italian immigrant enclave in the Rainier Valley. Already a skilled

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farmer, he leased farm land in Georgetown and saved enough to lease a second farm in nearby South Park. Along with his young wife Assunta, he worked both farms raising corn, potatoes, lettuce, celery, carrots, beets, turnips, onions, radishes, cauliflower, cabbage, beans, and peas – typical of valley truck farms. After some adversity, he was able to acquire the South Park farm in 1909. He initially sold the produce at the Westlake Market and Pike Place Market as the South Park farm grew to 15 acres. The farmstead included a ten-room farmhouse and a large bunkhouse for hired men. The whole family including five children (Pete, Ralph, Mondo, Richard, and Rose) worked on this farm. In 1915, Desimone bought two Model T Ford trucks and set up a delivery route that eventually served Seattle groceries, hotels, and restaurants.

When the Public Market and Department Store Company established the controversial GG stalls in 1922, Desimone was the only local producer capable of paying the monthly rent. In 1925, when Arthur Goodwin bought the company from his uncles, Desimone purchased some stock in Pike Place Public Markets, Inc. In 1927, one of the other partners sold his stock to Desimone, who then became the second largest stockholder and vice-president of the company. He also continued to acquire farmland; by 1928 he owned more than 70 acres in South Park as well as properties in Tukwila and the Kent Valley along the Green River.

By 1941, he had gradually acquired majority ownership of the Pike Place Public Markets, Inc., bringing an end to the Goodwin era. He took over as company president with the other stockholder, Paul Caraco, as general manager. Joe Desimone was very accessible and operated the market properties like a family business. He helped many people in his years at the Market especially Italian and other immigrants who were just getting started in the Seattle. He served as president of Pike Place Public Markets, Inc. until his death in 1946; however, in 1942 he had a stroke and never resumed active participation in the management of the market. His son Richard Desimone succeeded him as president of the company and served in that position until 1974, when all of the core market properties were acquired as part of the Pike Place Project.

Richard Desimone is credited with keeping the public market going and the Main Market complex standing during the post-war era, as suburban expansion and the wider use of the automobile fostered the convenience of grocery store shopping and brought about the demise of many public markets. He kept the market going during very difficult times by keeping the rents low so that the local farmers and merchants could offer very attractive prices to the public.

Arthur E. Goodwin (1887-c.1960) was born in New York City on June 4, 1887. His father was Joseph Henry Goodwin, publisher of *Goodwin's Accounting*, *Goodwin's Bookkeeping*, and *Goodwin's Business Manual*, all of which were widely used at one time in business colleges. Arthur Goodwin attended public schools in New York City, was a student at DeWitt Clinton High School, and graduated from the High School of Commerce in October 1905. In 1906, Joseph Goodwin's brother, Ervin Goodwin (pres. Goodwin Real Estate Company), visited family in New York City and offered Arthur a job in Seattle.

Goodwin migrated to Seattle in February 1907 and began to work for the Goodwin Real Estate Company as a bookkeeper. He then served as rental manager and company secretary. By 1909, Goodwin Real Estate Co. operated out of offices in the Alaska Building (1903-04), one of City's earliest steel-frame highrise office buildings. In 1915, he joined Frank Goodwin in the post of assistant manager of the Public Market and Department Store Company, a separate business entity that had been established by Frank Goodwin, Edwin S. Goodwin, John W. Goodwin, D.B. Fairley, R.E.B. Smith, and others in October 1910. In 1917, Arthur Goodwin took over general management of the company holdings, which by then included the Main Market (Leland Building, Fairley Building), the Outlook Hotel Building and Cliff Hotel, and the newly redeveloped Economy Market. Under Arthur's management the company took over management of the "public" farmers' stalls from the City, additional covered day-stall tables and arcades were constructed, and the Municipal Market was constructed. In 1925, along with Giuseppe (Joe) Desimone and others, Goodwin purchased the company from his uncles (who retained title to the land) and established a new ownership entity, Pike Place Public Markets, Inc. At that time, he established a large formal company business office on the second floor level of the Economy Market Building overlooking Pike Place.

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Arthur Goodwin became a consultant regarding the establishment and operations of public markets to numerous municipalities and private investment groups, including the following locales: Portland, Oregon; San Francisco and Los Angeles, California; Newark, New Jersey; Havana, Cuba; Vancouver, British Columbia; and Honolulu, Hawaii. In 1929, he published *Markets: Public and Private*, an in-depth discourse regarding the history of public and private markets, market design and construction as well as their establishment, financing, and operation. He served as the chairman of the advisory board for the Crystal Palace Public Market in San Francisco, as well as on the advisory board for three public markets in Portland, Oregon. He is said to have spent enough time with his Japanese and Italian tenants that he learned to speak their native languages.

He was involved in a wide range of other enterprises and activities beyond the Pike Place Market and the Goodwin Real Estate Company, where he continued to serve as secretary. These other enterprises included: the Fulton Petroleum Company (Vice-president), operators of the Pondera petroleum area in Montana; Rotary Bread Stores Company (Vice-president and director), a system of chain bakeries; Seattle Inland Oil Company (secretary-treasurer); and the Carbon Dioxide and Chemical Company (president), producers of carbon dioxide products and dry ice.

By the early 1930s, Goodwin was forced due to financial difficulties to sell additional company stock to Desimone and while he retained his position as company president, Desimone held the majority of shares. He was also forced to take his uncles to court over debts to the company. During the 1930s, Goodwin hired Seattle architect Andrew Willatsen to design various improvements to the market including Moderne designs within the Economy Arcade and at the entrance to the principal Main Market. In 1941, Arthur Goodwin sold his remaining stock in the Pike Place Public Markets, Inc. to Joe (Giuseppe) Desimone, who took over as president with the other stockholder, Paul Caraco, as general manager.

Frank Goodwin (1865-1954) was born in eastern Illinois (Kankakee County) on August 17, 1865. He attended Lebanon Normal School in Lebanon, Ohio; Brookings Agricultural College in South Dakota; and the University of Minnesota. He is credited with the design of several buildings constructed at the Columbia Arsenal (a.k.a. Columbia Military Academy, Columbia, Tennessee) c.1890-1892. Frank initially migrated to Seattle c.1897 and initially lived with one of his five brothers, Benjamin Goodwin, who had settled in Seattle in 1893. Reportedly, Frank intended to take advantage of the local Klondike Gold Rush trade by investing in real estate and opening a hotel. However, when he learned that would-be prospectors were having a difficult time traveling north from Skagway through White Pass and Dyea Pass, he changed his plans. He headed to Skagway with the intention of developing an alternative railway line, which did not pan out. He went on to Dawson where he and his brother Erwin S. Goodwin (and possibly John W.) staked a claim. Reportedly, Frank Goodwin returned to Seattle after a year with \$50,000 in gold dust and nuggets. He then settled in Washington D.C. where he established the Capitol Automobile Co. and experimented with inventing an airplane. The Capitol Automobile Co. produced a steam-powered automobile prototype, which Frank Goodwin drove in Washington D.C. and brought to Seattle. Meantime, back in Seattle his brothers John and Erwin S. (president-general manager) founded the Goodwin Real Estate Company.

In 1907, Frank and his family (wife Mable and son Frank S.) returned to Seattle to reside and he joined John and Ervin Goodwin in the operation of the Goodwin Real Estate Company. John W. Goodwin appears to have been involved in Seattle real estate and investment activity dating back to at least to 1894 when he invested in Dubbs & Goodwin drug store located at 902 Second Avenue. John Goodwin also developed a four-story brick hotel at Sixth Avenue and Yesler Street in 1904. Among the firm's other business ventures was a building located near the SW corner of First Avenue and Pike Street, where John managed a wholesale sugar import business. In September 1907 - very shortly after the establishment of the farmers' street market along Pike Place - the Goodwin Real Estate Company purchased the Leland Hotel building and the adjacent undeveloped land along the bluff to the south and immediately west of Pike Place.

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Frank Goodwin became responsible for the management and operations of the Goodwin Real Estate holdings. He was responsible for, and is credited with, the design of numerous additions to the core market including the initial one-story open shed added to the Leland Hotel in November 1907 and the Outlook Hotel and Market built in 1908. In October 1910, a separate business entity - the Public Market and Department Store Company - was established by Frank Goodwin, Edwin S. Goodwin, John W. Goodwin, D.B. Fairley, R.E.B. Smith, and others. Under Frank Goodwin's management the Public Market and Department Store Company expanded the Leland Hotel and constructed the initial portion of the Fairley Building in 1911, constructed the original portion of Flower Row in 1912, and further remodeled and expanded the Main Market (Leland and Fairley) in 1914.

After 1915, he was joined by his nephew, Arthur E. Goodwin who served as assistant manager. In 1916, the company entered into a land lease and remodeled the former Phythian Building to create the Economy Market Building, again based on a design developed by Frank Goodwin. Frank Goodwin served as general manager of the company until 1917, when he retired and Arthur Goodwin took over that position. In 1925, Arthur Goodwin along with Joe (Giuseppe) Desimone and others, purchased the company (but not the land title) from Frank Goodwin and his brothers and established a new ownership entity known as Pike Place Public Markets, Inc.

John Graham, Sr. (1873-1955) was one of the city's most prominent and important architects; he was responsible for the design of numerous highly distinctive downtown office buildings. He was born in Liverpool, England and apprenticed as an architect in England prior to moving to Seattle in 1901. Among his earliest independent commissions was the Butterworth Building. The architectural partnership of David J. Myers and John Graham, Sr. was established c.1905 and continued until 1910; the firm is known to have designed numerous commercial office buildings including the Hannock Building (1908) and Lyon Building (1909), apartment buildings, hotels, private residences, and several buildings constructed for the Alaska-Yukon-Pacific Exposition in 1909. Myers went on in 1911 to work with Virgil Bogue on the ill-fated *Plan of Seattle* and produced many of the drawings for its proposed architectural and urban design projects. He later served on the architecture faculty at the University of Washington prior to entering into the prolific partnership of Schack, Young and Myers in 1920.

John Graham, Sr. went on to practice independently gaining broad recognition and success for the design of a wide range of building types executed in architectural styles from the Tudor Revival to the Art Deco masterpieces of the Exchange Building and the U.S. Marine Hospital (with Bebb & Gould). He was responsible for the design of many of the city's most important landmarks. This work included distinctive private residences, the Ford Motor Company assembly plant (1913), numerous downtown office buildings [Joshua Green Building (1913); Dexter-Horton Building (1921-24); Bank of California (1923); Exchange Building (1929-31)], department stores [Bon Marche (c.1912, destroyed); Frederick & Nelson (1916-19) and the Bon Marche (1928-29)], hotels [St. Charles Hotel (1911); Spring Apartment Hotel (1922); Roosevelt Hotel (1930)]; institutions [four buildings at the University of Washington (1927-28) and the U.S. Marine Hospital (1931-34)], as well as churches, yacht clubs and apartment buildings. Between 1914 and 1918, Graham served as a supervising architect for the design and construction of Ford Motor Company assembly plants constructed across the nation and established an office in Detroit for that purpose. In 1924, John Graham prepared an elaborate modern design scheme for the construction of a major new City-County public market building that would have extended from Pike Place to the waterfront; the scheme was promoted by Mayor "Doc" Brown but failed to gain public support or approval.

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Victor Steinbrueck¹⁴ (1911-1985) was Seattle's earliest and most outspoken proponent of historic preservation and conscientious urban planning. He was instrumental in the successful effort to preserve and protect Seattle's Pike Place Market and Pioneer Square; however, he is also recognized for his work to adapt modern architecture to reflect the Puget Sound region's unique character and for his pen-and-ink sketchbooks that both recorded and celebrated the design character and culture of the City.

Victor Steinbrueck was born in Mandan, North Dakota and came to Seattle as a young child in 1913. Victor's father, John Steinbrueck, was among the many railroad men who migrated to the Pacific Northwest from the Midwest during this era. He worked initially as an engineer for the railroads and then in Seattle's shipyards. He participated in the General Strike of 1919 and subsequently became an auto mechanic, eventually co-owning a business on Broadway Avenue where there was a concentration of car dealerships and repair shops. His father's experience with an unscrupulous business partner taught Victor the value of hard work and conscious effort as well as revulsion of those who exploited labor to accumulate profits. While Victor was raised with strong working class values, he was an artist at heart. One of his earliest known drawings was made in 1917; it was his first drawing of Seattle, one that he made during a trip to the Pike Place Public Market. In 1928, he entered the University of Washington initially studying at the UW School of Fisheries, but in 1930 he changed his academic course to architecture and graduated in 1935.

During the 1930s, Victor also worked professionally as an artist, with the Works Progress Administration and the Civilian Conservation Corps. He generated a series of watercolors illustrating life in the CCC camps. These are now scattered throughout the country with at least one in the White House. While he went on to become a licensed architect and university professor, the Steinbrueck household was always full of artists, poets, writers, painters, and sculptors. Well known artists that were part of the Northwest School of painters, including Morris Graves, Bill Ivey, and Mark Tobey, were all family friends. His son Peter recalls that art "was the world he loved the most. Architecture gave him a livelihood and provided a way for him to express his art."

Prior to World War II, Steinbrueck worked for a variety of Seattle architects including William S. Bain, Sr. in 1935, J. Gordon Kaufmann in 1936, and James Taylor in 1936. In 1938, he began a private practice and participated in the design of the Yesler Terrace Housing Project (1940-1943, Aitken, Bain, Jacobson, Holmes, and Stoddard) before serving in the military from 1942 to 1946. Upon his return to Seattle, he joined the faculty of the University of Washington, School of Architecture and eventually served as the acting chair of the department from 1962 to 1963.

Steinbrueck also reestablished his own practice and developed his vision of regional modernism. Like many American architects, he embraced modernism and broke away from historical traditions. Stressing functionality and modern materials, house design of the period possessed clean lines and rectangular forms that were free of ornamentation. Steinbrueck embraced a form of regional modernism, an interpretation of the modern style that employed distinct local materials and construction methods and emphasized the local character and climatic conditions of the building site, as well as the need for natural light and connections to the outdoors. Many of his modern regional house designs were modest in size and reflect the innovative use of inexpensive materials like masonite and linoleum. Steinbrueck's firm, along with Paul Hayden Kirk and Associates, also designed the Faculty Center Building (1958-1960, Seattle AIA Award 1960) which exemplifies regional modernism with its open forms, sweeping horizontal lines, and extensive use of glass. He also contributed to the basic design concept for the Seattle Space Needle (John Graham Jr.) constructed for the 1962 Century 21 Exposition.

¹⁴ Biographical information is drawn from Heather MacIntosh, *HistoryLink.org Essay 67 & Essay 2126* (1999), which includes information provided by his son, Peter Steinbrueck.

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Steinbrueck's focus on the distinct character of Seattle architecture and its urban design elements can be dated to the early 1950s when he prepared *A Guide to the Architecture of Seattle*, a modest guide booklet that was published for the AIA national convention held in Seattle in April 1953. This was the first attempt to provide a comprehensive guidebook regarding the City's architecture. In the late 1950s, as freeway and urban renewal projects began to impact Seattle, he began to contribute pen-and-ink architectural sketches of Seattle buildings to *The Argus*, a local weekly newspaper. He subsequently published a series of noteworthy sketchbooks; *Seattle Cityscape* (1962), *Market Sketchbook* (1968) and *Seattle Cityscape #2* (1973). These publications both recorded and celebrated the architecture - including vernacular architecture - and culture of the city and raised public awareness of its unique design character. Steinbrueck used his sketches and writing to successfully argue his urban ideals, his deep appreciation, and his vision of Seattle.

Steinbrueck became actively involved in efforts to establish the Pioneer Square Historic District and was instrumental in lobbying for the passage of a strong local historic preservation ordinance in 1969. His active efforts to preserve the Pike Place Public Market and stop a short-sighted urban renewal project began in the early 1960s; by September 1964, he became co-chair of the grassroots Friends of the Market organization. He sought not only to protect the historic building fabric of these unique centers but also fought successfully to incorporate and retain low-income housing and social services. In the case of the Pike Place Public Market, he also sought to retain and preserve traditional businesses and business practices. He later recalled that as a child growing up in Seattle he assumed that "such a market was an essential part of every city, like a post office or a railroad station."

The fight to "Keep the Market" and the work of the Friends of the Market became synonymous with Victor Steinbrueck, who refused to give up despite repeated failed attempts to persuade local decision-makers. In 1971, he was instrumental in mounting and promoting a public initiative campaign to create the Pike Place Public Market Historic District, which was overwhelmingly approved by Seattle voters. Steinbrueck was equally instrumental as a member of the initial Pike Place Market Historical Commission - the design and use review board that was mandated by the public initiative and City ordinance - in writing the guidelines and rules used to regulate the use, preservation and rehabilitation of the historic district. When interviewed in 1999, Peter Steinbrueck described his father's philosophy and the crucial civic role he played:

While he focused on built environment and preservation, and design of the city, his motivation was more about people than about things and objects, about how we live and what we valued. When you look at saving the market, it wasn't so much about saving the buildings but about preserving a way of life, especially the presence of local farmers. He valued the relationship between the consumer and producer, which in modern society has been all but lost, enormously.

Progress wasn't a good thing for him in terms of these traditional relationships, owner-operated mom and pop operations and the meaning they had. The culture of the market, the opportunities availed through that kind of environment, and preserving a place for people with low incomes was very important. The market was always associated with produce and services catering to these people. Only 30 years ago, the downtown was mostly low income people. Subsequently more people lived downtown. Only about half as many people live downtown today. He valued the Market's role and wanted to see it continue to provide its historic function. The social role of the market was written into regulations protecting it.

Victor Steinbrueck articulated an approach to historic preservation - including an appreciation of vernacular architecture and the value of common places - that was just beginning to take hold in other communities around the nation during this same period. His vision of historic preservation celebrated the relationships between people and their environment, both natural and cultural. His life's work celebrated the working class, the everyday place, and the positive interactions between people and spaces. His role and influence on subsequent historic preservation efforts in Seattle and elsewhere in the United States - as the preserved

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Pike Place Public Market became a model for other preservation and urban revitalization efforts – was highly significant and has yet to be fully studied, appreciated, or understood.

[Irving] Harlan Thomas (1870-1953) was born in Des Moines, Iowa and raised there until 1879 when his family migrated to Fort Collins, Colorado. He possessed an intense and early interest in architecture, drawing and mechanics. Thomas obtained some experience as a carpenter prior to becoming a draftsman for the Denver architecture firm of A.M. Stuckertas. In 1891, he began to attend Colorado State College in Fort Collins. As a student, he was selected to design two campus buildings, Agricultural Hall and the Industrial Arts/Mechanics Shop, as well as designing family homes in the community. He earned a B.S. degree with a major in mathematics and mechanics in 1894 and established his own architecture practice in Denver. In 1895, he married Edith Partridge and they departed for Europe; the couple stayed for a period of sixteen months during which time Thomas undertook architectural studies in Paris at the American atelier of Marcel Peruse de Montclo, a prix de Rome recipient.

Upon their return to Denver in the fall of 1896, he reestablished his architectural practice. During this period, he is known to have designed numerous buildings including the Fort Collins Methodist Church, Greeley High School, Stratton Hall at Colorado College of Mines, and a family home in Montclair (a Denver suburb), as well as served three terms as mayor of Montclair. During 1903 and 1904 he took a fifteen-month, round-the-world tour with his wife and two small children, again focusing on architectural studies, sketching, and painting. He continued his Denver practice until the family moved to Seattle in June 1906.

Among his earliest local commissions - and possibly the reason for the relocation to the Pacific Northwest - was the design for the old National Park Inn at Longmire; this three-story lodge building could accommodate 60 guests and was destroyed by fire in 1926. He also designed his own highly-distinctive Mediterranean style family home on Queen Anne Hill in 1906-07. Shortly after his arrival in Seattle, he designed two highly distinctive major projects: the Chelsea Hotel (1907-08) on the southwest slope of Queen Anne Hill and the Sorrento Hotel (1908-09) on First Hill.

In May of 1907, the Washington State Chapter of the AIA sponsored the "First Annual Exhibit of Architecture and the Allied Arts" held at the art gallery of the Seattle Public Library. Dozens of local and regional architects participated. The exhibition catalogue listed twelve watercolor drawings or sketches by Harlan Thomas that were part of the exhibit. Along with watercolor images of Paris and sites in Japan, he exhibited at least six watercolor drawings of places he had visited in Italy including images of the Certosa Monastery near Florence, several unidentified street scenes, a view of Mt. Vesuvius, and a view of Capri.

Thomas also won several commissions for the design of school buildings in the region including high schools in Aberdeen, Enumclaw, and Monroe. The bulk of his subsequent commissions were often undertaken in partnership or collaboration with other architects including: Russell & Rice, Clyde Grainger and his son Donald P. Thomas. He is credited with the design of several of Seattle's most distinctive buildings, including: Corner Market Building (1911-12, in partnership with Clyde Grainger); the Queen Anne, Columbia and Douglas Truth Libraries (1912-13, with Marbury Somerville); the Chamber of Commerce Building (1923-24 with Schack, Young & Myers); William O. McKay Ford Showroom (1925); Seventh Church of Christ Scientist (Seattle, 1926); the Arcade Building/Rhodes Department Store (1926-27, destroyed); and the original portion of Harborview Hospital (with Grainger & Donald Thomas, 1929-31). He also designed of the Delta Kappa Epsilon Fraternity House (Tau Kappa Epsilon, 1914); the Kappa Kappa Gamma Sorority House (1930); and Bagley Hall (1935) at the University of Washington. During his career he also designed World War II housing in Bremerton and private homes at various Western Washington locations. Late in his career, he designed St. Stephen's Church (1940) and the Sand Point Community United Methodist Church (1945) before formally retiring in 1949.

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Harlan Thomas was a prolific watercolor and sketch artist and is known to have continued to travel, sketch and paint throughout his long career. It is believed that the distinctive design of the Chamber of Commerce Building was inspired by 12th century churches he observed in Lombardy - Parma, Verona, and Pavia during his travels in Europe shortly before undertaking the project. Thomas was active in the AIA and served as the chapter president from 1924-26; he was elected an AIA Fellow in 1928. He is also held in high regard for his role as an educator at the University of Washington School of Architecture, where he served as a professor of architecture and as the department head from 1926 until 1940. He became a recognized painter participating in exhibitions, especially after his retirement. Efforts to identify the current location or repositories that may hold any of his paintings have been unsuccessful. Thomas is considered to have been one of Seattle's most urbane, versatile and influential architects. His worldly background, Beaux-Arts era training and true artistic skill are demonstrated in his ability to create composite stylist treatments for distinctive modern buildings. He died on September 4, 1953 at the age of 83 in Seattle.

Mark Tobey (1890-1976) was born in Centerville, Wisconsin, on December 11, 1890. Until 1906, the family lived in Trempleleau, a small rural Wisconsin village situated on the Mississippi River. His parents encouraged his artistic interests and sent him to weekly classes at the Art Institute of Chicago after they relocated to that locale. This was the only formal art training that he would ever receive. Tobey initially worked as a fashion illustrator in Chicago and then moved to Greenwich Village in New York City [c.1911] where he worked for *McCall's Magazine*. Until 1917, he travelled back and forth between Chicago and New York, well paid as an illustrator, interior designer, and charcoal portraitist. Through the latter medium he gained recognition in elite social and theatrical circles.

His first one-man show took place in 1917 at M. Knoedler & Co. in New York; it was arranged by Marie Steiner. Steiner also introduced Tobey to Juliet Thompson who was a follower of the Bahá'í World Faith. Thus, Tobey began to follow this faith, a faith that would in turn redirect and guide both his life and his artistic development. Encouraged by a friend, Tobey left New York and moved to Seattle in 1922. He exchanged the cultural and intellectual stimulation of New York for the natural beauty, relaxed milieu, and diffused, almost Parisian, light of this northwestern city. He was offered a teaching position at the Cornish School, an experience that he would later recall with pleasure and satisfaction. According to Tobey, it was at night, in a small and centrally lighted classroom, that he made his "personal discovery of cubism." He imagined a fly moving in every direction around him and the objects in the room. This movement, creating a complex of lines and imaginary planes and shapes, was to develop into the structural "animation of space" that formed the basis for most of his mature paintings.

In 1923, Tobey learned the technique of calligraphy from a young Chinese UW student and artist, Teng Kuei. This enabled him to discover the use of a freely moving brush with which he could adapt his concept of animated space. While in Seattle, he became more aware of and interested in the Orient and was also stimulated by the art of the native cultures of the Pacific Northwest and Alaska. These interests and the economic depression led him to Dartington Hall, a progressive school in Devonshire, England where he worked with several renowned artists and intellectuals and taught from 1930 to 1938. During this period his distinctive style originated and he initiated what became known as "white writing" - a drawing technique upon which his earliest fame rests.

Tobey was briefly in Seattle in 1935 for a one-man show at the Seattle Art Museum. He subsequently returned to Seattle in 1938 on a six-month assignment with a Work Progress Administration art project, but the outbreak of war prevented his return to England. During the following decade he developed further white writing, movable space, and moving focus. In 1939 and 1940, he spent many of his days in the Pike Place Public Market sketching produce, architecture and particularly the people of the Market. Between 1941 and 1945, he completed a distinctive series of pictures in tempera paint that were based on the prior market sketches, combining figurative work within the abstract-like maze of daily market activity. Paintings of city themes, especially those of New York, followed in the 1940s and 1950s.

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The award of the Grand International Prize at the Venice Biennale of 1958 acknowledged the importance of Tobey's art. He was the first American painter since Whistler to achieve this honor. Possibly due to the acclaim he received in Europe, Tobey began to paint large pictures which invited the use of oil paint. Thus in the 1950s and 1960s, his canvasses expanded with a delicate, refined abstraction that anticipated Jackson Pollack's all-over style. In 1960, Tobey moved to Basel, Switzerland, a change he had long contemplated. While European critics and artists considered him the pre-eminent American painter, his work was treated with disdain in the United States, as were the honors bestowed on him abroad. Tobey was elected to the American Academy of Arts and Sciences in 1960, but he declined the membership.

Tobey's paintings were exhibited frequently at select small shows, but the first major homage to his work was a one-man exhibition at the Musée des Arts Décoratifs, the modern wing of the Louvre, in 1960. Two years later a retrospective of Tobey's works was seen at the Museum of Modern Art in New York. In 1964, the University of Washington Press published *Mark Tobey: The World of the Market*, a volume that included many of his Pike Place Market sketches and studio paintings with an introduction written by Tobey expressing his deep affection for the Market. Possibly his crowning achievement was the exhibition at the National Collection of Fine Arts in Washington, D.C., "Tribute to Mark Tobey" held in 1974. He died in Basel, Switzerland in 1976.

Andrew Willatsen (1876-1974) *Andrew Christian Peter Willatsen* was born in Northern Germany and came to the United States in 1900. He changed the spelling of his name to Willatsen in about 1918 due to anti-German sentiment after World War I. He first worked as a carpenter, then as a draftsman, and arrived at Frank Lloyd Wright's Studio in Oak Park, Illinois in 1902 or 1903. He worked in Frank Lloyd Wright's Studio in Oak Park, Illinois until 1907. That year he moved to Spokane, Washington, secured a position with the prestigious firm of Cutter & Malmgren, and was subsequently sent to head the Seattle office in order to supervise the construction of the Seattle Golf & Country Club (1908) at The Highlands. In 1909 he formed a partnership with Barry Byrne, another former employee from the Oak Park Studio in 1909. Initially Willatsen and Byrne designed particularly distinctive residences in the Prairie style by adapting Wright's principles to the Northwest environment. However, Willatsen would later work in a wide variety of architectural styles, particularly after 1915. He designed numerous distinctive residences as well as stores, churches, and many other building types.

Between 1915 and into the 1960s, Willatsen was the architect for numerous general alterations to the Pike Place Public Market for both the Goodwin and Desimone ownership entities. It is unclear what his earliest projects in the market were; however, he is known to have designed the Moderne main entrance to the Main Arcade in 1936 and the ornate columns and ceiling lighting improvements to the Economy Arcade in 1939. He had many loyal clients who turned repeatedly to him for architectural assistance until his retirement in the late 1940s. He continued to work occasionally in his retirement, mainly for friends and old clients. He designed the Richard Desimone House (1959) at 2605 SW 170th St. in Normandy Park, Washington, a Midwest-style rambler in roman brick. Andrew Willatsen died in Seattle in 1974 at the age of 97. He was a major contributor to the development of progressive architecture in the Northwest, and he, along with Byrne, must be credited with bringing the Prairie Style to Seattle over 30 years before Wright's first Northwest commission.

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CHRONOLOGY OF PIKE PLACE PUBLIC MARKET DEVELOPMENT, MAJOR OWNERSHIP AND PRESERVATION ERA

1901

Landes Block/Rosenberg Building (*Livingston Hotel*) constructed at 1931 First Avenue (SW corner of First Avenue & Virginia Street).

Phythian Building (*subsequently adapted to Economy Market*) constructed at SW corner First Avenue and Pike Street.

1902

July *Stewart Hotel* constructed at 86 Stewart Street.

Sept Hotel Leland (*Leland Hotel*) constructed at foot of Pike Street and Post Alley above West Street (Western Avenue).

1903

March *Stewart Hotel* expanded westward to 82-84 Stewart Street.

Butterworth Mortuary (*Butterworth Building*) constructed at 1917 First Avenue.

1904

York Hotel demolished due to undermining and settlement associated with construction of the Great Northern Railway tunnel under the site at NW corner of First Avenue and Pike Street.

1906

Smith Block constructed at 1923 First Avenue

1907

July Pike Place – a 66-foot wide public thoroughfare was vacated and paved with wooden planks for anticipated public farmers' market purposes.

August Farmers began to sell produce from wagons parked along Pike Place. By late August the Vashon Island Farmers Association established a covered stall near the SE corner of Pike Place and Stewart Street.

Nov Frank and Ervin Goodwin (Goodwin Real Estate Company) construct a one-story 76-stall market and open shed structure to the north of the Leland Hotel. [Frank and Ervin Goodwin had purchased the Leland Hotel and adjacent property in September 1907.]

1908

Kalem Block constructed at 600-606 Pike Place (a.k.a. *Seattle Garden Center*)

August Modern comfort station and outlook plaza opened to the public. Comfort Station located below Pike Place at the foot of Pike Street and accessible off of a newly regraded portion of Pike Street and Post Alley.

Hotel Pike Place (*Cliff Hotel*) constructed at 1440 Western Avenue with access from foot of Pike Street.

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1908-9

Outlook Hotel (a.k.a. La Salle Hotel) and Outlook Market constructed by Goodwin Real Estate Co. Located between Post Alley and Western Avenue with direct access from foot of Pike Street.

1910

January **Sanitary Public Market** constructed at 1512-1516 Pike Place and 1513-1525 First Avenue.

March Property owners to the north of Stewart Street lobby for the construction of additional covered public farmers' stalls and removal of farmers' wagons from Pike Place.

Silver Oakum Building was constructed at 87 Pine Street.

Triangle Building was constructed at 1518-1528 Pike Place.

Alaska Trade Building constructed at 1917 First Avenue.

October Frank Goodwin and his associates (Edwin S. Goodwin, John Goodwin, D.B. Fairley, R.E.B. Smith and others) establish the Public Market and Department Store Co. and assume control of the Pike Place Market Building [Leland Hotel and the additions constructed in 1907]. They announced plans to expand the Pike Place Market Building to the west and upward by three to four stories in order to house numerous small market and food related businesses. The design concept included leaving a ten-foot wide space between the Pike Place facades and the sidewalk edge in order to create covered arcades within which public farmers' stalls could be established/constructed by the City.

The City began to fund the construction of covered areas (arcades) at sidewalk areas to provide shelter (stalls) for farmers and customers and make Pike Place more open to pedestrian and vehicular traffic.

1911

August Expanded Leland Hotel Building and Main Market (**Fairley Building**) were completed and dedicated. The Fairley Building was expanded westward to be flush with the west elevation of the Leland Hotel Building. Two addition floor levels were added below the Pike Place level of the Leland Building. Three additional floor levels were added below the Pike Place level of the Fairley Building. Construction of the **North Arcade** (Market House) within the sidewalk right-of-way by the City of Seattle included the construction of a massive concrete retaining wall and bulkhead along Western Avenue and cantilevered west side over the sidewalk level at Western Avenue. Seventy-four (74), five-foot wide farmers' stalls (dry stalls) were located along the west side of shed. Market Masters office established at south end of shed (below street level). Farmers (in wet stalls) continued to sell from street-side locations.

1912

Corner Market Building constructed at the NW corner of First Avenue and Pike Street.

The Public Market and Department Store Co. installed two prominent signs on the **Leland Hotel** building; a large roof-top "PUBLIC MARKET" sign that included a clock and an electrified "FRESH FOOD - MEET THE PRODUCER" sign along the façade of the building.

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1913

March Seattle voters rejected a \$150,000 ballot measure promoting the construction of a new market hall under Pike Place and served by conveyors connected to the waterfront. An alternative measure put forth by the mayor was approved and called for the construction of additional arcades on both sides of Pike Place.

Fairmount Hotel constructed at 1907 First Avenue

A 560-foot long footbridge crossing Western Avenue and Railroad Avenue was constructed in order to directly connect the Pike Place Public Market with the waterfront and ferry services. Located adjacent to and connected to the below grade areas of the Leland Building and the Comfort Station. The original open arcade portion of *Flower Row* was constructed.

1914

Main Market (*Fairley Building*) and upper levels of the *Leland Hotel* were further remodeled and a major addition was constructed. A six-story addition was added to the west side of the Fairley Building and the Leland Hotel Building extending floor plate of both buildings to the edge of the Western Avenue right-of-way. Ornate entrance marquee constructed at Pike Street entrance. Flower Row and Main Arcade improved and expanded. Flower Boxes and electrified entrance sign added to Main Market building.

1915

Arthur Goodwin (Frank Goodwin's nephew) became assistant manager of the Public Market and Department Store Co.

1916

November Pythian Building/Bartell's Drug Store at the SW corner of First Avenue and Pike Street was leased to Goodwin Real Estate Co. The building was extensively remodeled by Frank Goodwin, reopened and renamed the *Economy Market*.

1917

Arthur Goodwin promoted to the position of general manager of the Public Market and Department Store Co.

1919

City Council passed an ordinance revoking the right of farmers to use Pike Place for public market purposes after 1921. The Goodwin's put forward a proposal to develop a new market building (Municipal Market Building) at the west side of Western Avenue to be accessed via an elevated bridge at Stewart Street over Pike Place and Western Avenue.

Electric signage with clock installed atop the *Leland Building*. Pike Place paved with brick.

1921

Farmers retain rights to use the public market for produce sales until alternative stall locations can be provided.

1922

Initial construction of Municipal Market Building. The City entered into an agreement with the Public Market and Department Store Co. to allow several of the established farmers' stalls located in the *Main Arcade* to be converted and rented by the company to retail fruit and vegetable vendors and other food-related businesses. These stalls became known as the "GG stalls" and "high stalls." Giuseppe (Joe) Desimone, a successful South Park farmer was among the first to lease one of the "high stalls." Tremendous controversy erupted due to the creation of these eight stalls that were leased to grocery vendors who purchased products from middlemen, rather than continuing to have the space devoted to farmer's stall space.

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Upper floor level mezzanine areas were added to Main Market buildings.

July Branch of Seattle Public Library opened in basement level of Main Market - Fairley Building.

August Completion of the Stewart Street Bridge (*now Desimone Bridge*) and Municipal Market Building under construction. All farmers' stalls were moved off of Pike Place and all "wet" and "dry" farm product sales located within covered arcades. Thirty-seven (37) new farmers' stalls were constructed in Flower Row and 60+ new farmers' stalls were housed in an the remodeled open shed North Arcade.

Outlook Building constructed and interconnected to Outlook Market. Located behind **Outlook Hotel (La Salle Hotel)** at 1430 Western Avenue.

1924

March Municipal Market Building opened with 160 additional farmers' stalls at west side of Western Avenue with truck and pedestrian access via the previously completed Stewart Street Bridge (*now Desimone Bridge*). The entire building was under the operation of the Public Market and Department Store Co. with space leased to the City for farmers' stall use.

Mayor "Doc" Brown proposed construction of a major new City-County public market building that would extend from the current public market location to the waterfront. Proposal died when Brown lost his reelection bid in 1926.

Construction of footbridge between North Arcade and Municipal Market (*original Joe Desimone Bridge*).

1926

Arthur Goodwin and other investors (including Giuseppe Desimone) purchased the Public Market and Department Store Co. from his uncles for \$750,000 transferring ownership of the **Economy Market, Outlook Hotel & Market, Outlook Building and Cliff Hotel**, and Main Market (**Leland Building, Fairley Building**). A new ownership entity, Pike Place Public Markets, Inc. was established. Frank Goodwin and his brothers retained title to the underlying land.

Peak number of 625 permitted farmers selling in the Public Market stalls (low tables).

Arthur Goodwin established a formal company office on north side of the second floor level of the Economy Building overlooking Pike Place.

1928

Additional flower boxes installed above Pike Place marquees and updated lighting and signage changes made by Pike Place Public Markets, Inc. Main "Public Market Center" neon sign with giant clock installed - first use of neon in Pike Place Market. "PUBLIC MARKET" sign on North Arcade roof at foot of Pine Street was installed.

Champion Building was constructed at 1926-28 Pike Place to serve as a parking garage.

1929

Arthur Goodwin published *Markets: Public and Private*.

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1933

Giuseppe (Joe) Desimone acquired control of majority shares in Pike Place Public Markets, Inc. Arthur Goodwin remained company president.

1936

Andrew Willatsen designed improvements to the Economy Arcade including new ornate cove molding, column capitals and ceiling lighting. Twenty-one (21) new traditional farmers' stalls were constructed in the *Economy Arcade*.

1939-40

Mark Tobey began actively sketching in the Pike Place Public Market and continued to paint public market subjects for the next five years.

1939

Several core market buildings were remodeled and plumbing and lighting improvements were made to the farmers' stalls. Andrew Willatsen designed a new Moderne neon "Farmers Market" sign and surround feature that was constructed at the entrance to the Main Arcade at the foot of Pike Street, replacing the earlier electrified signage feature. The wooden bulkhead under the west side of Pike Place was replaced by a steel pipe bulkhead.

1941

Arthur Goodwin sold all of his ownership interest in the Pike Place Public Markets, Inc. to Joe Desimone, who became company president. I.A. Caraco served as vice president and general manager.

Dec 15 *Sanitary Public Market* damaged by fire.

1942

Sanitary Market building reconstructed to include rooftop parking area.

Japanese-American farmers were part of the forced evacuation from the Pacific Coast resulting in a dramatic drop in farm permits and sales.

Giuseppi (Joe) Desimone had a stroke. His son, Richard Desimone took over responsibility for daily market operations.

1946

January Giuseppi (Joe) Desimone died. His son, Richard Desimone became president and general manager of Pike Place Markets, Inc.

1949

Apr *Silver Oakum Building* was damaged by the April 13, 1949 earthquake. The other buildings within the market complex were only slightly damaged.

Only 53 permitted farmers selling in the Public Market stalls (low tables).

1950

Mayor Harlan Edwards announced plans to build a modern 7-story parking garage with a luxury restaurant, specialty shops, a department store on the site of the Pike Place Public Market; plans were met with public resistance.

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1953

Alaskan Way viaduct constructed. Footbridge crossing Western Avenue and Railroad Avenue at Hillclimb Corridor partially dismantled.

1961

Nov 11 The Stewart Street Bridge (now *Desimone Bridge*) and Municipal Market Building were seriously damaged by fire. The market building was partially rebuilt and the bridge structure was converted to an open parking area.

1963

The City of Seattle proposed a major urban renewal project to replace the Pike Place Market involving construction of 3,000 car garage, high-rise office towers and hotel.

1964

July City Councilman Wing Luke urged that a "civic development corporation be formed by friends of the Pike Place Market" in order to revitalize the marketplace and rally public support. With support from Allied Arts of Seattle, the Friends of the Market (FOM) grassroots organization was formally established in September with Robert Ashley and Victor Steinbrueck serving as co-chairman.

1968

July After four years of advocacy efforts, the FOM began to plan a "Let's Keep the Market" petition campaign advocating changes to the then-proposed urban renewal plan. By October, 53,000+ signatures had been collected opposing the proposed urban renewal plan for the Market.

1969

June A final revised urban renewal plan including extensive demolition was prepared by Kirk, Wallace McKinley and John Morse. Seattle City Council voted to adopt the Pike Place Plaza Project (Proposal 23) by a 7-0 margin.

1970

Feb FOM nominated a 22-acre Pike Place Public Market Historic District to the National Register of Historic Places. The district boundaries were subsequently reduced to 1.7 acres, over the objections of FOM. By December, FOM began to plan a public initiative petition drive.

1971

FOM began to stage weekly lunch hour demonstrations in front of City Hall.

June 15 FOM formally filed the public initiative petitions with over 25,600 signatures. The initiative called for the creation of a 7-acre historic district to be regulated by a 12-member historical commission responsible for the preservation of not only the historic buildings but the established "character" of the Market district.

Nov 2 The "Keep the Market" public initiative petition was overwhelmingly approved by Seattle voters in a general election.

1973

June The Pike Place Preservation and Development Authority (Pike Place PDA) was chartered by the Mayor. The Pike Place PDA was responsible for the completion of the publically-funded rehabilitation project (known as the Pike Place Project) as well

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as the operation of the publically-owned properties within the district. The City of Seattle (and in turn PDA) ultimately acquired approximately 80% of the buildings/parcels within the historic district; several buildings/parcels remained in private ownership and three parcels were sold by the PDA for private development.

1974

January An amended Urban Renewal Plan (Pike Place Project) was issued. The 22-acre project area included the 7-acre historic district to be regulated by the Pike Place Market Historical Commission and subject to strict use and design controls.

1975

Corner Market Building restoration and rehabilitation project was completed by the PDA.

1976

Soames Building and **Dunn Building (Soames-Dunn Building)** rehabilitation project was completed by the PDA. **Champion Building** rehabilitation project was completed by private owners. **Economy Building** was damaged by an arson fire.

1977

May **Leland Hotel** (including Bakery Building and Flower Row) rehabilitation project was completed by the PDA. **LaSalle Hotel and Outlook Building (LaSalle-Outlook Building)** rehabilitation project was completed by the PDA. **North Arcade** restoration project completed by PDA. **Livingston-Baker** rehabilitation and new construction project was completed by the PDA.

June **Alaska Trade Building, Butterworth Building** and **Smith Block** rehabilitation projects were completed by private owners.

Sept **Fairmount Hotel** and **J.P. Jones Building** rehabilitation projects were completed by private owners.

1978

Fairley Building (Main Market) and **Economy Market** rehabilitation projects were completed by the PDA.

Pike and Virginia Building new construction project was completed by private developers/owners.

1980

Cliff House rehabilitation project was completed by the PDA. **Seattle Garden Center** rehabilitation project was completed by private developers/owners.

1981

Sanitary Market rehabilitation and new construction project was completed by the PDA.

1982

Stewart House rehabilitation and new construction project was completed involving the preservation of the **Stewart Hotel**.

1983

Post Alley Market (First & Pine Building) new construction project was completed by private developers/owners.

1985

Inn at the Market new construction project was completed by private developers/owners.

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form.) SEE CONTINUATION SHEET

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- # _____
- recorded by Historic American Engineering
- Record# _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

University of Washington Special Collections
 City of Seattle, DON, Historic Preservation
 Program

10. Geographical Data

Acreeage of Property 7 acres

UTM References

(Place additional UTM References on a continuation sheet.)

A	<input type="text" value="10"/>	<input type="text" value="549"/>	<input type="text" value="408"/>	<input type="text"/>	<input type="text" value="5273"/>	<input type="text" value="275"/>	<input type="text"/>	C	<input type="text" value="10"/>	<input type="text" value="549"/>	<input type="text" value="624"/>	<input type="text"/>	<input type="text" value="5272"/>	<input type="text" value="993"/>	<input type="text"/>
	Zone	Easting			Northing				Zone	Easting			Northing		
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	Zone	Easting			Northing				Zone	Easting			Northing		

Verbal Boundary Description

(Describe the boundaries of the property.)

See continuation sheet.

Boundary Justification

(Explain why the boundaries were selected.)

See continuation sheet.

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"Soon to be Torn Down - York Hotel is Undermined by Tunnel" *Seattle-Post Intelligencer*, January 23, 1904 (p.1).

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- "Freak Hotel: Entrance on the Top Floor (Hotel Pike Place)" *Seattle-Post Intelligencer*, January 17, 1909 (Real Estate Section, p.1).
- "North Addition to the Public Market" *Seattle-Post Intelligencer*, August 29, 1909 (Real Estate Section, p.1).
- "New Addition to Public Market" *Seattle-Post Intelligencer*, September 19, 1909 (Real Estate Section, p.3).
- "Sanitary Market Opens Thursday" *Seattle-Post Intelligencer*, January 23, 1910 (p.8).
- "Thousands Visit Newest Market" *Seattle-Post Intelligencer*, January 30, 1910 (p.14).
- "For a Larger Public Market" *Seattle-Post Intelligencer*, March 30, 1910 (p.3).
- "Big Enterprise is Now Planned in Pike Place" *Seattle-Post Intelligencer*, October 8, 1910 (p.4).
- "Massive Pike Place Retaining Wall Built to Provide Market Facilities" *Seattle-Post Intelligencer*, January 29, 1911 (Section II, p.4).
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- "To Open Market Addition April 18" *Seattle-Post Intelligencer*, April 12, 1914 (NW Section, p.7).
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- "Along the Waterfront" *Seattle Star*, January 17, 1935.
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University of Washington Libraries, Special Collections, Digital Collections <http://www.lib.washington.edu/specialcoll/>

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Boundary Description

The Pike Place Public Market Historic District is located within a portion of east $\frac{1}{2}$ of Section 31, Township 25, Range 4E of the Willamette Meridian. The boundaries are described as: beginning at the intersection of the centerlines of First Avenue and Virginia Street; thence southeasterly along the centerline of First Avenue to the intersection of the said centerline with the centerline of Stewart Street; thence southeasterly along the centerline of First Avenue to the intersection of said centerline with the northeasterly extension of the southeasterly line of Lot 3 in Block "F" of A.A. Denny's 4th Addition to the City of Seattle (as per plat recorded in Volume 1 of Plats, page 69, records of King County, Washington Territory; thence southwesterly along the northeasterly extension of said line and along the southeasterly lines of the Lots 3 and 4 of said A.A. Denny's 4th Addition to the centerline of Western Avenue; thence northwesterly along the centerline of Western Avenue to the point of the intersection of the centerline of Pine Street; thence northwesterly along the southwesterly margin of Western Avenue to the point of intersection with Virginia Street; thence northeasterly to the point of beginning.

Additional UTM reference points starting from intersection of the centerline of Western Avenue at Pine Street are E: 549454E - 5273080N, F: 549332E - 5273181N.

Boundary Justification

The current boundaries of the Pike Place Public Market National Register Historic District (NRHP) were established when the 1970 historic district nomination was revised and the boundaries expanded in 1972 after the passage of the public Initiative petition No. 270105 and the adoption of a local historic preservation ordinance [Ordinance No. 100475], which established the local Pike Place Market Historic District. The NRHP boundaries remain unchanged and are the same as those delineated in 1972.

Note that the local historic district boundaries were subsequently expanded to include Steinbrueck Park and undeveloped parcels on the west side of Western Avenue. [The local Pike Place Market Historic District was established as a 7-acre subarea within the 22-acre Pike Place Urban Renewal Project (Pike Place Project) site.]

11. Form Prepared By

name/title Katheryn H. Krafft
organization Krafft & Krafft Architecture/CRM date August 2010
street & number P.O. Box 99268 telephone (206) 296-8636
city or town Seattle state WA zip code 99268

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

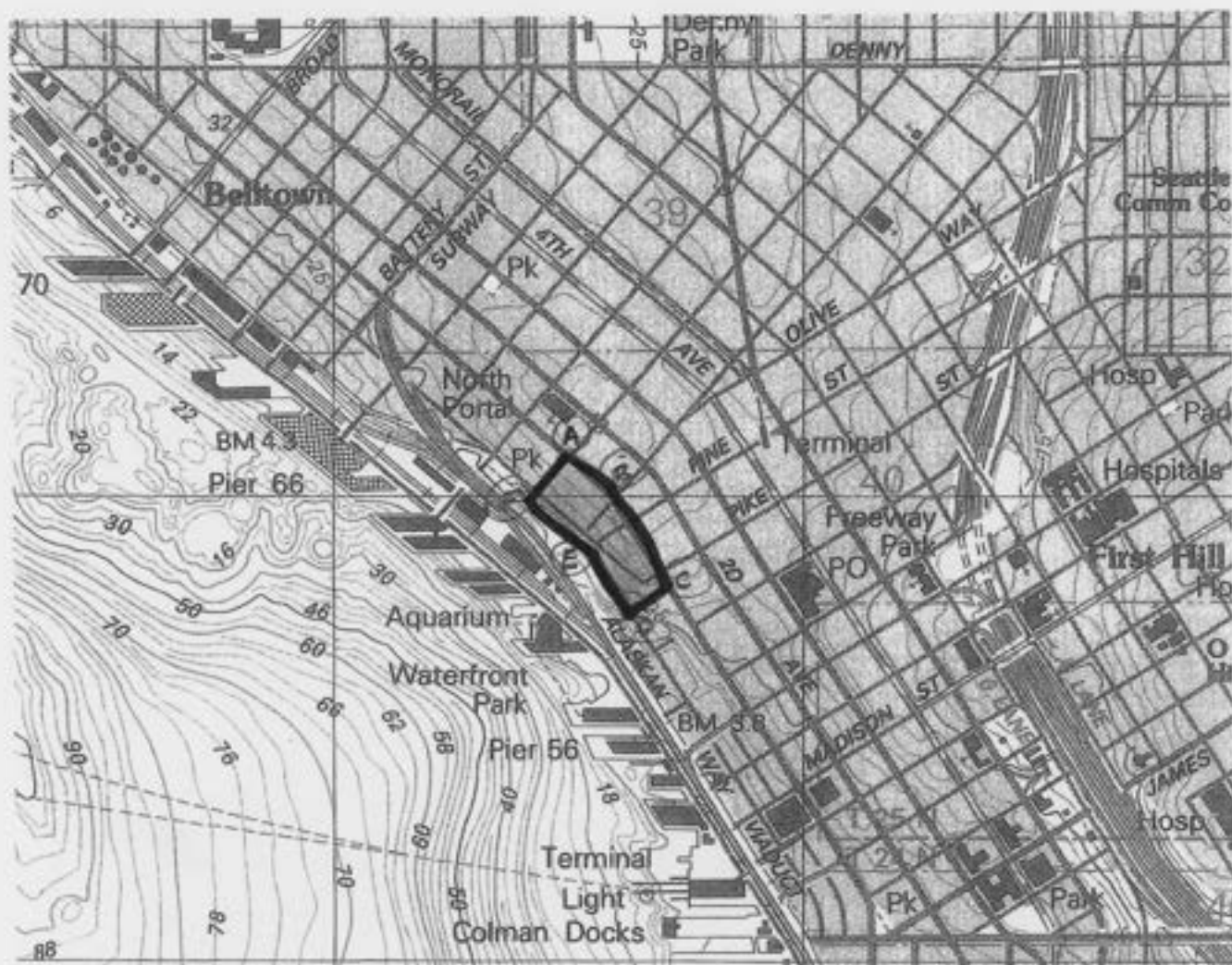
Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items.)

Property Owner (Complete this item at the request of the SHPO or FPO.)

name Various - See Attachment A
street & number _____ telephone _____
city or town _____ state _____ zip code _____



**Pike Place Public Market Historic District
UTM References – Zone 10**

- A. 549408 E – 5273275 N
- B. 549510 E – 5273184 N
- C. 549624 E – 5272993 N
- D. 549538 E – 5272948 N
- E. 549454 E – 5273080 N
- F: 549332 E – 5273181 N



PIKE PLACE PUBLIC MARKET HISTORIC DISTRICT (NRHP)



District Boundary



1 Contributing
(Site ID#)



6 Non-Contributing
(Site ID#)



Produced by SPURIT,
GIS Products & Services

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No warranty of any sort, including accuracy,
fitness or merchantability, accompanies this product.

Coordinate System: State Plane, NAD83-11, Washington North Zone
Vertical Datum: North American Vertical Datum of 1988 (NAVD83)

T:\arcgis\map2008\geodata\history.mxd
December 3, 2008

PIKE PLACE PUBLIC MARKET HISTORIC DISTRICT - LOCAL ZONING MAP



Historic District Property Owners/Agents Chart (listed numerically by Site ID#)

ID #	Common Building Name	Property Owner/Agent
1	Corner Market	Pike Place Market PDA 85 Pike Street #500 Seattle, WA 98101 (206) 682-7453
2	Economy Market	Pike Place Market PDA
3	LaSalle-Outlook Bldg	Pike Place Market PDA
4	Cliff House	Pike Place Market PDA
5	LaSalle-Outlook Bldg	Pike Place Market PDA
6	PPM Senior Center	Pike Place Market PDA
7	Comfort Station, Flower Row/Hillclimb Corridor	Pike Place Market PDA
8	Leland Building	Pike Place Market PDA
9	Fairley Building	Pike Place Market PDA
10	North Arcade	Pike Place Market PDA
11	Desimone Bridge	Pike Place Market PDA
12	Pike & Virginia Building	Pike & Virginia Condominium Association 87 Virginia Street Seattle, WA 98101
13	Champion Building	Cheryl and Dave Martin P.O. Box 81 Mukilteo, WA 98275 (425) 742-1360
14	Soames Building	Pike Place Market PDA
15	Dunn Building	Pike Place Market PDA
16	Stewart House	Pike Place Market PDA
17	Stewart House (<i>Stewart Hotel</i>)	Pike Place Market PDA
18	Beecher's Cheese / Old Seattle Garden Center	Mike Hess J4S Associates, L.L.C. 8129 Lake Ballinger Way #104 Edmonds, WA 98026 (206) 533-2181 Alfred & Shirley Collins 1217 39 th Ave E. Seattle, WA 98112 (206) 325-7840 Arne Bystrom, AIA 1022 Summit Ave E. Seattle, WA 98102

Historic District Property Owners/Agents Chart (listed numerically by Site ID#)

		(206) 323-6511
19	87 Pine	Pike Place Market PDA
20	Triangle Building	Pike Place Market PDA
21	Sanitary Public Market	Pike Place Market PDA
22	Post Alley Market	Pike Place Market PDA
23	Inn at the Market	Bob Thurston Inn at the Market 86 Pine Street Seattle, Washington 98101 (206) 443-3600
24	Fairmount Building	Crystal Ward, Asset Manager Fairmount Apartments, L.L.C. 2801 Alaskan Way Suite 310 Seattle, WA 98121 (206) 438-6904
25	J.P. Jones Building	Fairmount Apartments, L.L.C.
26	Alaska Trade Building	ATB, LLC c/o Cascade Pacific Real Estate 2505 3 rd Ave #150 Seattle, WA 98121 Property Manager: Luther Moyer 206 – 448-7757
27	Butterworth Building	McAleese Properties, LLC c/o Patrick Pearse McAleese 5330 Lansdown Lane Mercer Island, WA 98040
28	Smith Block	Anais Winant Laurencia, LLC P. O. Box 2004 Seattle, WA 98111-2004 cell 841-5850
29	Baker Building	Pike Place Market PDA
30	Livingston Building	Pike Place Market PDA

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Historic Images:



Market Scene, Seattle, Wash.

Image #1 - View looking north on Pike Place of street market 1907. Stewart Hotel at center-top of image
(UW Libraries Special Collections Division)

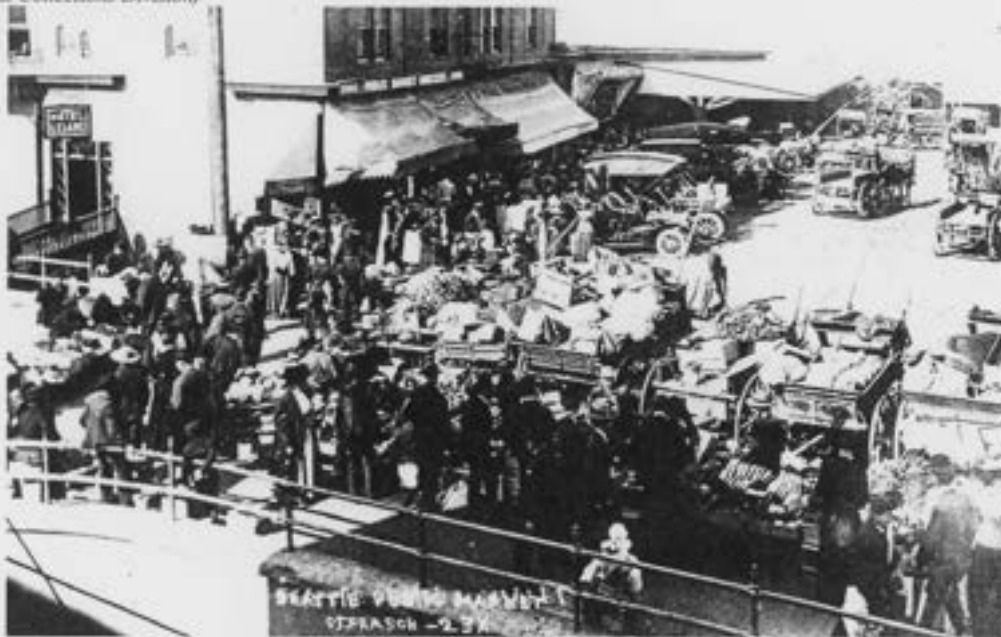


Image #2 - Street market scene at foot of Pike Street showing entrance and shop awnings at Leland Hotel and new Goodwin Real Estate Co. market shed structure adjacent to the north c.1908. (UW Libraries Special Collections Division)

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Historic Images:



Image #3 – Street market scene at foot of Pike Street and First Avenue showing new awnings at barricade around site of former York Hotel c.1910. (UW Libraries Special Collections Division)

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Historic Images:



Image #4 – Newly constructed, municipally-owned Market House (North Arcade) at northwest side of Pike Place c.1911. (UW Libraries Special Collections Division)



Image #5 – View south on Pike Place showing newly constructed, municipally-owned Market House (North Arcade) at right and Pike Place Market & Department Store Co. building beyond c.1911. (UW Libraries Special Collections Division)

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Historic Images:



Image #6 – View NE of west and south sides of Leland Hotel above Western Avenue showing construction of first addition to Pike Place Market & Department Store Co. market building to the north, c.1911. Partial view of Outlook Plaza at left side of image. (Image provided by City of Seattle Historic Preservation Program)



Image #7 – View NW at First Avenue and Pike Street showing newly constructed, privately-owned Corner Market with Sanitary Market adjacent to the north, 1912. Pike Place Market & Department Store Co. buildings (Leland Hotel and Fairley Building) face Pike Place and exhibit prominent new signage. (UW Libraries Special Collections Division – Curtis Collection)

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Historic Images:

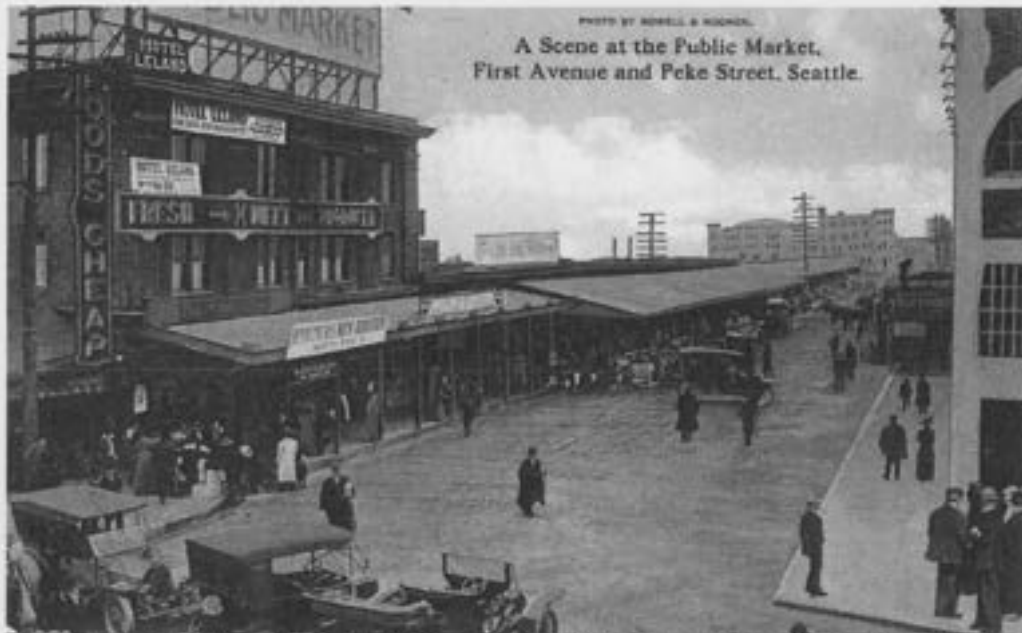


Image #8 – View north along Pike Place showing Pike Place Market & Department Store Co. buildings (Leland Hotel and Fairley Building) and municipally-owned Market House (North Arcade) beyond c.1912. Corner Market at right. (UW Libraries Special Collections Division - Postcard Collection)



Image #9 – View west from foot of Pike Street showing Outlook Plaza above Comfort Station and newly constructed original portion of Flower Row at the south side of Leland Hotel c.1914. (City of Seattle Municipal Archives)

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Historic Images:



Image #10 – View NE at Pike Place near foot of Pine Street showing street market with Kalem Block and Stewart Hotel in view beyond c.1912. *(City of Seattle Municipal Archives)*



Image #11 – View NE of west side of recently expanded Main Market (Leland Hotel and Fairley Building) at Western Avenue c.1914. Recently constructed pedestrian footbridge over Western Avenue and Railroad Avenue connecting Market with Central Waterfront in view. *(City of Seattle Municipal Archives)*

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Historic Images:



Image #12 – Interior view of lower mezzanine floor level in Main Market (Leland Hotel and Fairley Building) c.1916. (City of Seattle Municipal Archives)



ONE OF SEATTLE'S BUSY MARKETS

101254

Image #13 – View north of vista along newly brick-paved Pike Place showing entrance and arcades at Main Market and marquee at Corner Market c.1920. (UW Libraries Special Collections Division – Postcard Collection)

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Image #14 – Produce vendors - Corner Market, 1917. (UW Libraries Special Collections Division)



Image #15 – Butter, Eggs & Cheese Store - Sanitary Market, 1917. (UW Libraries Special Collections Division)

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Historic Images:



Image #16 – Three Girls Bakery Shop - Corner Market, 1917. (UW Libraries Special Collections Division)



Property of Museum of History & Industry, Seattle

Image #17 – Produce Vendors - Leland Building, c.1928)

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Historic Images:



Image #18 – Farm stalls in Main Arcade c.1936. (City of Seattle Municipal Archives)



Property of Museum of History & Industry, Seattle

Image #19 – High Stalls in Main Arcade, 1939.

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Image #20 – High Stalls in Main Arcade, c.1940. (UW Libraries Special Collections Division)



Image #21 – Dry Stalls – North Arcade c.1952. (UW Libraries Special Collections Division)

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Historic Images:



Image #21 – Mark Tobey sketching in Main Arcade (*Seattle Times*, March 17, 1946)



Image #22 – Victor Steinbrueck sketch made in 1959, published in *Seattle Cityscape*, pg.114

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Historic Images:



Image #23 – View of market entrance at First Avenue and Pike Street, 1972. (City of Seattle Municipal Archives)



Property of Museum of History & Industry, Seattle

Image #23 – Friends of the Market historic preservation protest, 1971. Victor Steinbrueck at right front.

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Historic & Contemporary Images

Site ID # 1 Corner Market



1914 *University of Washington SCD [UW-SCD]
Curtis Collection*



1937 *Puget Sound Regional Archives [PSRA]*



Nov 1974 *City of Seattle Municipal Archives [MA]*



March 2009 *Maryanna H. Krafft*

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KING COUNTY, WASHINGTON

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Historic & Contemporary Images



June 2009

Maryanna H. Krafft



May 2009

Maryanna H. Krafft



June 2009

Maryanna H. Krafft



June 2009

Maryanna H. Krafft [MHK]

United States Department of the Interior
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Historic & Contemporary Images

Site ID # 2 Economy Market



1917 *Museum of History & Industry [MOHAI]*



1919 *[MA]*



1937 *Puget Sound Regional Archives [PSRA]*



May 1968 *[MA]*

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Historic & Contemporary Images



March 2009 – View south from Pike St.

[MHK]



March 2009

[MHK]



March 2009 – View west from First Ave.

[MHK]



May 2009 – View east from Post Alley [MHK]

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Economy Arcade, 1967

[MA]



Economy Arcade, June 2009

[MHK]



Economy Arcade, June 2009

[MHK]



Economy Arcade, March 2009

[MHK]

United States Department of the Interior
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Economy Arcade, March 2009 [MHK]



Economy Arcade, June 2009 [MHK]



1972 - View west to Post Alley [MA]

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Site ID # 3 LaSalle-Outlook Building



1937

[PSRA]



1967

[MA]



1972

[MA]



1972

[MA]

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May 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]

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June 2009 - Post Alley view north

[MHK]

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KING COUNTY, WASHINGTON

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Historic & Contemporary Images

Site ID # 4 Cliff House



1937

[PSRA]



1967

[MA]



1972

[MA]

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June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]

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Site ID # 5 Outlook Building



1937 [PSRA]



1937 [PSRA]



1967 [MA]



1972 [MA]



May 2009 [MHK]

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Historic & Contemporary Images

Site ID # 7 Flower Row/Hillclimb Corridor/Outlook Plaza



c.1914

[MA]



1972

[MA]



1937

[PSRA]



1972

[MA]

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Historic & Contemporary Images



1967

[MA]



1967

[MA]



1975

[MA]



March 2009

[MHK]



May 2009

[MHK]

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May 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]

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Historic & Contemporary Images

Site ID # 8 Leland Building



c.1903

[UWSCD Neg#4671]



1910 [Courtesy City of Seattle Historic Preservation Program]



1937

[PSRA]



1967

[MA]

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1975

[MA]



1968

[MA]



1973

[MA]

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March 2009

[MHK]



June 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]

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KING COUNTY, WASHINGTON

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May 2009

[MHK]



May 2009

[MHK]



c.1914

[MA]

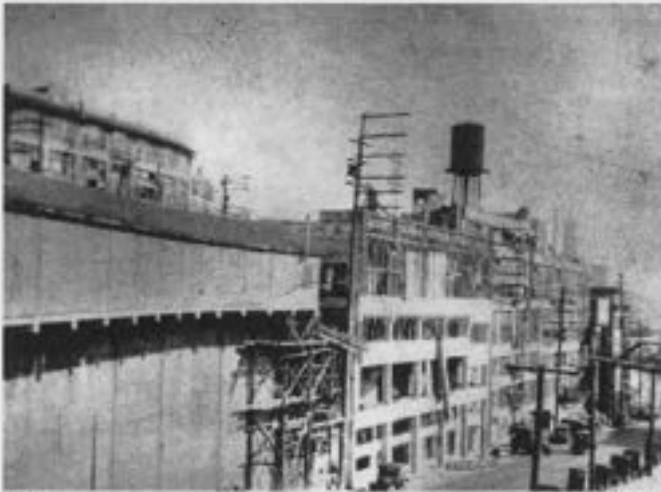
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Historic & Contemporary Images

Site ID # 9 Fairley Building



1914

[MA]



1937

[PSRA]



1970

[MA]



1972

[MA]

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May 2009

[MHK]



May 2009

[MHK]



May 2009

[MHK]



May 2009

[MHK]

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Dec 2009 - Pike Place elevation

Chapin Krafft [CKK]



Dec 2009 - Pike Place elevation

Chapin Krafft [CKK]

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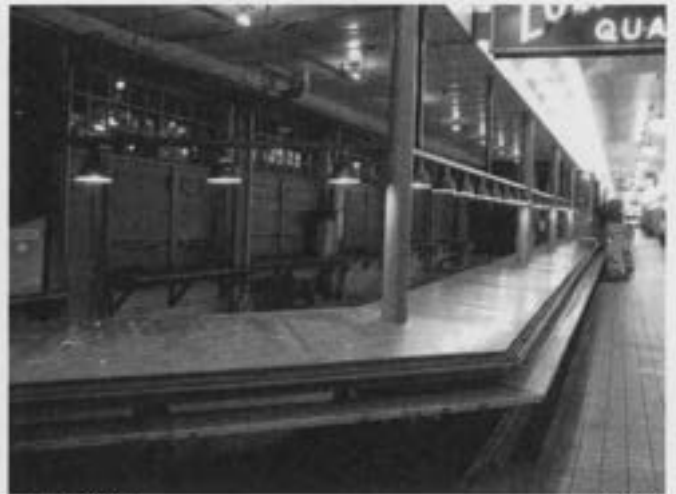
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March 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]



June 2009

[MHK]

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June 2009

[MHK]



June 2009

[MHK]



June 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]

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Site ID # 10 North Arcade



c.1910

[UWSCD]



c.1910

[UWSCD]

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1937

[PSRA]



1967

[MA]



1967

[MA]

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1972



[MA] March 2009

[MHK]



March 2009

[MHK]



March 2009

[MHK]

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Historic & Contemporary Images



June 2009 [MHK]



June 2009 [MHK]

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Historic & Contemporary Images



June 2009 [MHK]



June 2009 [MHK]

View south on Western Avenue – North Arcade & Desimone Bridge

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Dec 2009 [CKK]

View south on Pike Place toward North Arcade & Desimone Bridge w/ slabs

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Site ID # 11 Desimone Bridge



1921 [MA]



1961 - Original Desimone Bridge in foreground [PSRA]



1964 [MA]

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May 2009

[MHK]



May 2009

[MHK]



March 2009

[MHK]



June 2009

[MHK]

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Historic & Contemporary Images

Site ID # 13 Champion Building



1937

[PSRA] 1967



[MA]



December 2009

Chapin Kraftt [CKK]

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1972 [MA]



December 2009 [CKK]

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Historic & Contemporary Images

Site ID # 14 Soames Building



1937

[PSRA]



1972

[MA]



December 2009

[CKK]

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Site ID # 15 Dunn Building



1937

[PSRA]



1972

[MA]



December 2009

[CKK]

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1975 [MA]



December 2009 [CKK]

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Historic & Contemporary Images

Site ID # 17 Stewart House/Stewart Hotel



Market Street, Seattle, Wash.

1907 - Stewart House at center top

[UWSCD]



1937

[PSRA]



1967

[MA]

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1976 - West elevation



[MA] December 2009

[CKK]



Dec 2009 - West elevation

[CKK] Dec 2009 - South elevation



[CKK]

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Site ID # 18 Beecher's Cheese / Old Seattle Garden Center



c.1912

[MA]



1937

[PSRA]



1945

[PSRA]

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1967

[MA]



1972

[MA]



March 2009

[MHK]



December 2009

[CKK]

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December 2009

[CKK]

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Site ID # 19 87 Pine



1930

[MA]



1937

[PSRA]



May 2009

[MHK]



May 2009

[MHK]

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Historic & Contemporary Images

Site ID # 20 Triangle Building



1937

[PSRA]



1937

[PSRA]

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c. 1968

[MA]



Dec 2009

[CKK]

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Dec 2009 View south Post Alley/east elevation [CKK]



Dec 2009 View north Post Alley/east elevation [CKK]

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Site ID # 21 Sanitary Public Market



1937 - First Avenue elevation

[MA]



1967 First Avenue elevation

[MA]

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1942 Pike Place elevation

[MA]



1972 Pike Place elevation

[MA]

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December 2009 - Pike Place elevation

[CKK]



December 2009

[CKK]



December 2009 - First Avenue elevation

[CKK]

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Site ID # 24 Fairmount Building



1937

[PSRA]



1967

[MA]

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December 2009

[CKK]



December 2009

[CKK]

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Site ID # 25 J.P. Jones Building



1937

[PSRA]



1967

[MA]



1967

[MA]

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Dec 2009 - West & South elevations

[CKK]



Dec 2009 - Post Alley at West elevation

[CKK]

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Dec 2009 - View south of Post Alley & West elevation

[CKK]

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Site ID # 26 Alaska Trade Building



1937

[PSRA]



1968

[MA]

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1967

[MA]



December 2009

[CKK]

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Site ID # 27 Butterworth Building



1917

[MA]



1937

[PSRA]

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1972

[MA]



December 2009

[CKK]



December 2009

[CKK]



December 2009

[CKK]

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Site ID # 28 Smith Block



1937

[PSRA]



1972

[MA]



1977

[MA]



December 2009

[CKK]

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Historic & Contemporary Images

Site ID # 30 Livingston Building

NEW FAMILY HOTEL TO BE BUILT AT FIRST AVENUE AND VIRGINIA



Rendering published *Seattle Post-Intelligencer* 1/13/1901



1937

[PSRA]

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1967 - First Avenue elevation

[MA]



December 2009

[CKK]

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December 2009 – First Avenue & Virginia St.



[CKK] Mar 2009 - Post Alley [MHK]



March 2009 [MHK]



March 2009 [MHK]

Pike Place Public Market Historic District
PHOTOGRAPH LOG

Historic Name of Property: Pike Place Public Market Historic District
Common Name of Property: Pike Place Market Historic District
City or Vicinity: Seattle
County: King
State: WA
Name of Photographers: Maryanna H. Krafft
Date of Photographs: February-December 2009
Location of original Digital Files: 2422 29th Avenue W., Seattle, WA 98199

Photo #1 (WA_KingCounty_PikePlacePublicMarketHD_0001)
Context View looking west from First Avenue and Pike Street

Photo #2 (WA_KingCounty_PikePlacePublicMarketHD_0002)
Context View looking north on Pike Place from foot of Pike Street

Photo #3 (WA_KingCounty_PikePlacePublicMarketHD_0003)
Context View looking west from First Avenue and Pine Street

Photo #4 (WA_KingCounty_PikePlacePublicMarketHD_0004)
Context View looking south on Pike Place from foot of Stewart Street

Photo #5 (WA_KingCounty_PikePlacePublicMarketHD_0005)
Context View looking south on Pike Place from near foot of Virginia Street

Photo #6 (WA_KingCounty_PikePlacePublicMarketHD_0006)
Context View of Pike Place looking south from north side of Virginia Street

Photo #7 (WA_KingCounty_PikePlacePublicMarketHD_0007)
Context View of Western Avenue looking north from Hillclimb Corridor footbridge

Photo #8 (WA_KingCounty_PikePlacePublicMarketHD_0008)
Building ID# 1 – Corner Market - south and east elevations

Photo #9 (WA_KingCounty_PikePlacePublicMarketHD_0009)
Building ID# 2 – Economy Market - north elevation

Photo #10 (WA_KingCounty_PikePlacePublicMarketHD_0010)
Building ID# 3 – LaSalle-Outlook Building - east and north elevations (portion of Economy Market visible at right)

Photo #11 (WA_KingCounty_PikePlacePublicMarketHD_0011)
Building ID# 4 – Cliff House - west elevation

Photo #12 (WA_KingCounty_PikePlacePublicMarketHD_0012)
Building ID# 5 – Outlook Building – west elevation

Photo #13 (WA_KingCounty_PikePlacePublicMarketHD_0013)
Building ID# 7 – Flower Row/Hillclimb Corridor – View from Western Avenue – west and south elevations

Photo #14 (WA_KingCounty_PikePlacePublicMarketHD_0014)
Building ID# 8 – Leland Building – west elevation – La Salle Building and Corner Market in view)

Photo #15 (WA_KingCounty_PikePlacePublicMarketHD_0015)
Building ID# 8 - Leland Building – west elevation – entrance to Main Arcade

Photo #16 (WA_KingCounty_PikePlacePublicMarketHD_0016)
Building ID# 9 – Fairley Building – east elevation

Photo #17 (WA_KingCounty_PikePlacePublicMarketHD_0017)
Building ID# 10 – North Arcade – east elevation

Photo #18 (WA_KingCounty_PikePlacePublicMarketHD_0018)
Building ID# 11 - Desimone Bridge – south elevation – west elevation of North Arcade in view at right

Photo #19 (WA_KingCounty_PikePlacePublicMarketHD_0019)
Building ID# 13 – Champion Building – west elevation

Photo #20 (WA_KingCounty_PikePlacePublicMarketHD_0020)
Building ID# 14 – Soames Building – west elevation

Photo #21 (WA_KingCounty_PikePlacePublicMarketHD_0021)
Building ID# 15 – Dunn Building – west elevation

Photo #22 (WA_KingCounty_PikePlacePublicMarketHD_0022)
Building ID# 17 – Stewart House (Stewart Hotel) – south and east elevations

Photo #23 (WA_KingCounty_PikePlacePublicMarketHD_0023)
Building ID# 18 – Beecher’s (Old Seattle Garden Center) – west and south elevations

Photo #24 (WA_KingCounty_PikePlacePublicMarketHD_0024)
Building ID# 19 – 87 Pine Street (Silver Oakum) – north and west elevations

Photo #25 (WA_KingCounty_PikePlacePublicMarketHD_0025)
Building ID# 20 – Triangle Building – west & north elevations

Photo #26 (WA_KingCounty_PikePlacePublicMarketHD_0026)
Building ID# 21 – Sanitary Market – west elevation

Photo #27 (WA_KingCounty_PikePlacePublicMarketHD_0027)
Building ID# 24 – Fairmount Building – south and east elevations

Photo #28 (WA_KingCounty_PikePlacePublicMarketHD_0028)
Building ID# 26 –J.P. Jones Building –west and south elevations

Photo #29 (WA_KingCounty_PikePlacePublicMarketHD_0029)
Building ID# 26 – Alaska Trade building – east elevation

Photo #30 (WA_KingCounty_PikePlacePublicMarketHD_0030)
Building ID# 27 – Butterworth building – east elevation

Photo #31 (WA_KingCounty_PikePlacePublicMarketHD_0031)
Building ID# 28 – Smith Block – east elevation

Photo #32 (WA_KingCounty_PikePlacePublicMarketHD_0032)
Building ID# 30 – Livingston Building – east and north elevations

Photo #33 (WA_KingCounty_PikePlacePublicMarketHD_0033)
Interior View looking east through Economy Arcade (Economy Market)

Photo #34 (WA_KingCounty_PikePlacePublicMarketHD_0034)
Interior View looking west through Flower Row

Photo #35 (WA_KingCounty_PikePlacePublicMarketHD_0035)
Interior View looking north through Main Arcade (Leland Building)

Photo #36 (WA_KingCounty_PikePlacePublicMarketHD_0036)
Interior View looking south through Main Arcade (Fairley Building)

Photo #37 (WA_KingCounty_PikePlacePublicMarketHD_0037)
Interior View looking north through North Arcade

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 70000644 Date AD Accepted: 7/25/2011

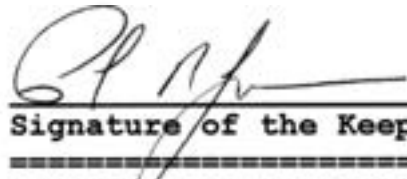
Pike Place Public Market Historic
District (Additional Documentation)
Property Name

King
County

WA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

7/25/11

Date of Action

=====

Amended Items in Nomination:

Significance:

The appropriate level of significance is: Local
[The current documentation does not sufficiently justify a national level of significance for these resources.]

While the Pike Place Public Market does reflect broad national patterns in the historic development of large-scale, urban market places, there is no evidence that the development and operation of the Seattle public market had any direct influence on national patterns of commercial development, public market architecture, or ethnic history during the early 20th century. The impacts and influences of the Pike Place Public Market were largely focused on the significant role they played in regional patterns of commerce and settlement. The Pike Place Public Market was a distinctive local/regional manifestation of common patterns of commercial development. The majority of the public markets currently listed in the National Register have been evaluated at the local level.

The district's associations with the grassroots, historic preservation initiatives of the 1960s are likewise seen as locally significant, at this time. The current nomination fails to provide sufficient historic context with which to adequately evaluate the potential national level significance of the events associated with this property. The mere fact that events in Seattle were covered in the national press is not sufficient to establish national significance, without a broader understanding of the national context of the early historic preservation movement. Was Pike Place alone in generating national press coverage, or were many such efforts commonly being publicized? The nomination states that "the preserved Pike Place Public Market became a model for other preservation and urban revitalization efforts...", but provides no substantiation for these claims. The current bibliography also reveals few direct citations related to the history of the modern historic preservation movement. The ability to assess the national impact of the local Seattle activities and to understand what, if any, place these events had in the national preservation movement is restricted by the lack of solid contextual evidence and references. This evaluation does not preclude the potential for national significance of this obviously important local preservation success, but simply recognizes that such sites have not been fully studied, appreciated, or understood at this time.

These clarifications were confirmed with the WA SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Pike Place Public Market Historic District

MULTIPLE
NAME:

STATE & COUNTY: WASHINGTON, King

DATE RECEIVED: 6/10/11 DATE OF PENDING LIST: 7/25/11
DATE OF 16TH DAY: DATE OF 45TH DAY:
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 70000644

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: Y

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The Additional Documentation submitted for the Pike Place Public Market Historic District (NR 1970) represents an exceptionally detailed analysis of the physical components of the market place district and their historical development and significance. The historic district is locally significant under National Register Criterion A and C in the areas of Agriculture, Architecture, Commerce, Ethnic Heritage, and Politics/Government. The period of significance marks the initial period of public market planning and development in 1907 and ends with the important local efforts to preserve and protect the physical and social character of the area from urban redevelopment in the late 1960s and early 1970s. National level significance is not sufficiently justified at this time.

The district represents a cohesive collection of early twentieth-century buildings comprising a unique urban (public market) landscape within the city of Seattle. An important focus of regional commerce, the district brought together the rich abundance of local rural agriculture and a growing population of urban consumers in the expanding city. The direct involvement of the city in developing and shaping the public marketplace and its operations was a key aspect of local community growth during the early twentieth century. The grassroots advocacy of local preservation groups attempting to save the physical and social aspects of the urban marketplace in the face of political pressure and urban renewal efforts during the 1960s marked an exceptional period of community activism.

RECOM./CRITERIA Accept Additional Documentation

REVIEWER Paul R. Lusignea DISCIPLINE HISTORIAN

TELEPHONE 202.354.2229 DATE 7/25/11

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Photo #1 (WA_KingCounty_PikePlacePublicMarketHD_0001)



Photo #2 (WA_KingCounty_PikePlacePublicMarketHD_0002)



Photo #3 (WA_KingCounty_PikePlacePublicMarketHD_0003)



Photo #4 (WA_KingCounty_PikePlacePublicMarketHD_0004)



Photo #5 (WA_KingCounty_PikePlacePublicMarketHD_0005)



Photo #6 (WA_KingCounty_PikePlacePublicMarketHD_0006)



Photo #7 (WA_KingCounty_PikePlacePublicMarketHD_0007)



Photo #8 (WA_KingCounty_PikePlacePublicMarketHD_0008)



Photo #9 (WA_KingCounty_PikePlacePublicMarketHD_0009)



Photo #10 (WA_KingCounty_PikePlacePublicMarketHD_0010)



Photo #11 (WA_KingCounty_PikePlacePublicMarketHD_0011)



Photo #12 (WA_KingCounty_PikePlacePublicMarketHD_0012)



Photo #13 (WA_KingCounty_PikePlacePublicMarketHD_0013)



Photo #14 (WA_KingCounty_PikePlacePublicMarketHD_0014)



Photo #15 (WA_KingCounty_PikePlacePublicMarketHD_0015)



Photo #16 (WA_KingCounty_PikePlacePublicMarketHD_0016)



Photo #17 (WA_KingCounty_PikePlacePublicMarketHD_0017)



Photo #18 (WA_KingCounty_PikePlacePublicMarketHD_0018)



Photo #19 (WA_KingCounty_PikePlacePublicMarketHD_0019)



Photo #20 (WA_KingCounty_PikePlacePublicMarketHD_0020)



Photo #21 (WA_KingCounty_PikePlacePublicMarketHD_0021)



Photo #22 (WA_KingCounty_PikePlacePublicMarketHD_0022)



Photo #23 (WA_KingCounty_PikePlacePublicMarketHD_0023)



Photo #24 (WA_KingCounty_PikePlacePublicMarketHD_0024)



Photo #25 (WA_KingCounty_PikePlacePublicMarketHD_0025)



Photo #26 (WA_KingCounty_PikePlacePublicMarketHD_0026)



Photo #27 (WA_KingCounty_PikePlacePublicMarketHD_0027)



Photo #28 (WA_KingCounty_PikePlacePublicMarketHD_0028)



Photo #29 (WA_KingCounty_PikePlacePublicMarketHD_0029)



Photo #30 (WA_KingCounty_PikePlacePublicMarketHD_0030)



Photo #31 (WA_KingCounty_PikePlacePublicMarketHD_0031)



Photo #32 (WA_KingCounty_PikePlacePublicMarketHD_0032)



Photo #33 (WA_KingCounty_PikePlacePublicMarketHD_0033)



Photo #34 (WA_KingCounty_PikePlacePublicMarketHD_0034)



Photo #35 (WA_KingCounty_PikePlacePublicMarketHD_0035)

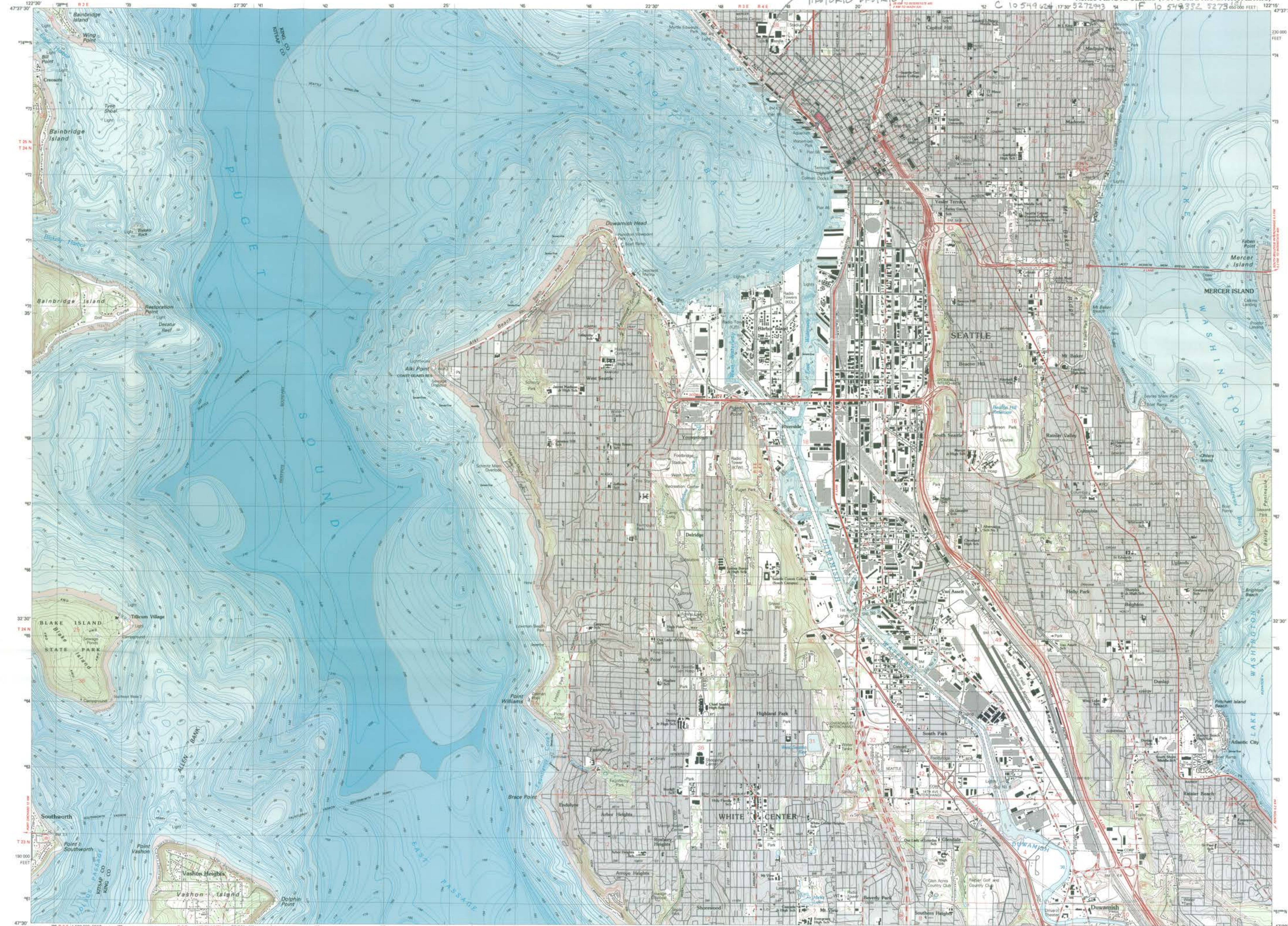


Photo #36 (WA_KingCounty_PikePlacePublicMarketHD_0036)



Photo #37 (WA_KingCounty_PikePlacePublicMarketHD_0037)

SEATTLE SOUTH, WASHINGTON



SCALE 1:25 000
 1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 CONTOUR INTERVAL 5 METERS
 BATHYMETRIC CONTOUR INTERVAL 2 METERS-DATUM IS MEAN LOWER LOW WATER, DATUM OF LANE WASHINGTON IS LOW WATER WHICH IS 39 FEET ABOVE THE PLANE OF MEAN LOWER LOW WATER IN PUGET SOUND
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE

SEATTLE SOUTH, WASHINGTON
 N4730-W12215/7.5x15
 1983

A 54408 E 527225 N
 B 549510 E 5273184 N
 C 549624 E 5272993 N
 D 549538 E 5272948 N
 E 549454 E 5273080 N
 F 549332 E 5272181 N

HYDROGRAPHIC SURVEY INFORMATION

SURVEY NUMBER	SURVEY DATE	SURVEY SCALE	DATE OF SURVEY
H500	1902	1:10,000	06-25
H570	1905	1:20,000	06-21
H571	1905	1:20,000	06-21
H572	1906	1:20,000	06-20
H584	1902	1:50,000	04-01
H587	1910	1:50,000	03-29
H588	1910	1:50,000	03-29
H589	1910	1:50,000	03-29

HYDROGRAPHIC SURVEY INDEX

Seattle South WASHINGTON

1:25 000-scale metric topographic-bathymetric map



7.5 X 15 MINUTE QUADRANGLE SHOWING
 Contours and elevations in meters
 Highways, roads and other manmade structures
 Water features
 Woodland areas
 Geographic names
 Bathymetric contours in meters



1983

Produced by the United States Geological Survey and the National Ocean Service
 Control by USGS, NOS/NOAA, USCE and King County Engineer Office
 Compiled by photogrammetric methods from aerial photography taken 1977. Field checked 1978. Map edited 1983
 Reproduce Duwamish Head and Seattle South 1:25 000 scale maps dated 1949
 Bathymetry compiled by the National Ocean Service from tide-coordinated hydrographic surveys. This information is not intended for navigational purposes
 Mean low water (dotted) line and mean high water (heavy solid) line compiled by NOS from tide-coordinated aerial photography updated through 1977
 Projection and 1000-meter grid, zone 10, Universal Transverse Mercator 10,000-foot grid scale based on Washington coordinate system, zone north 1927 North American Datum
 To place on the projected North American Datum 1983 move the projection lines 23 meters north and 59 meters east
 Gray tint indicates areas in which only landmark buildings are shown
 These may be private buildings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 5 METERS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 BATHYMETRIC CONTOUR INTERVAL 2 METERS-DATUM IS MEAN LOWER LOW WATER, DATUM OF LANE WASHINGTON IS LOW WATER WHICH IS 39 FEET ABOVE THE PLANE OF MEAN LOWER LOW WATER IN PUGET SOUND
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
 OTHER ELEVATIONS SHOWN TO THE NEAREST METERS

CONVERSION TABLE

Meters	Feet
1	3.2808
2	6.5617
3	9.8425
4	13.1234
5	16.4042
6	19.6850
7	22.9659
8	26.2467
9	29.5276
10	32.8084

Diagram showing the relationship between the National Geodetic Vertical Datum of 1929 and the Mean Lower Low Water Datum of Lane Washington.

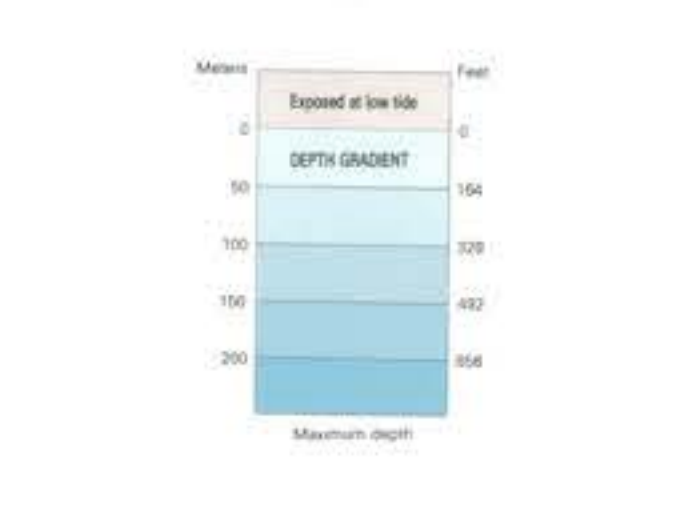
ISBN 0-107-57921-8
 9 780507 579215

Topographic Map Symbols

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road, trail	
Route marker, Interstate, U. S. State	
Railroad, standard gauge, narrow gauge	
Bridge, drawbridge	
Footbridge, overpass, underpass	
Build-up area: only selected landmark buildings shown	
House, barn, church, school, large structure	
Boundary	
National, with monument	
State	
County, parish, precinct, district	
Incorporated city, village, town	
National or State reservation, small park	
Land grant with monument, found section corner	
U. S. public lands survey: range, township, section	
Range, township, section line: location approximate	
Tower or field site	
Power transmission line, heated tower	
Dam; dam with lock	
Canal, aqueduct, culvert, siphon	
Compressed, public area, U. S. location monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or cave	
Control: benchmark station, vertical datum, spot elevation	
Contours: index, intermediate, supplementary, depression	
Dispersed surface: strip mine, lava, sand	
Bathymetric contours: tidal, intermediate	
Perennial lake and stream, intermittent lake and stream	
Rapids, large and small, falls, large and small	
Swamp; marsh	
Submerged marsh; wet subject to marshland reclamation	
Woodland; scattered trees	
Sand; mangrove	
Dredged; vineyard	

A pamphlet describing topographic maps is available on request

FOR SALE BY U.S. GEOLOGICAL SURVEY
 P.O. BOX 25286, DENVER, COLORADO, 80225



Photographic copies of this map and other maps may be obtained at the cost of reproduction, by addressing the Director, U.S. Geological Survey, National Ocean Service, Washington, D.C. 20549



STATE OF WASHINGTON
Department of Archaeology and Historic Preservation
1063 S. Capitol Way, Suite 106 - Olympia, Washington 98501
(Mailing Address) PO Box 48343 - Olympia, Washington 98504-8343
(360) 586-3065 Fax Number (360) 586-3067

June 6, 2011

Paul Lusignan
Keeper of the National Register
National Register of Historic Places
1201 "I" Street NW, 8th Floor
Washington, D.C. 20005

RE: **Washington State NR Nominations**

Dear Paul:

Please find enclosed a new National Register Nomination form for the

- **Lynden Department Store - Whatcom County, WA**

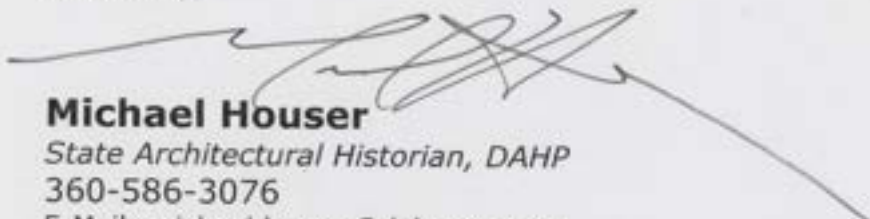
Also enclosed a revised National Register Nomination form for the

- **Pike Place Market - King County, WA**

This resource was originally listed in 1970, then updated in 1972. The enclosed nomination is a wholesale replacement of the 1972 nomination. Boundaries remain the same, but the period of significance and the level of significance have been adjusted.

Should you have any questions regarding these nominations please contact me anytime at (360) 586-3076. I look forward to hearing your final determination on these properties.

Sincerely,



Michael Houser
State Architectural Historian, DAHP
360-586-3076
E-Mail: michael.houser@dahp.wa.gov